

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R0120	MAPLE HILLS OCCP 627														
50-22-01-101-119	41354 CORNELL	05/03/22	PTA	03-ARM'S LENGTH	\$345,000	\$154,660	44.83	\$309,328	\$57,115	\$287,885	\$219,316	1.313	1,680	\$171.36	TWO STORY
50-22-01-101-077	41385 CLINTON	05/11/22	PTA	03-ARM'S LENGTH	\$320,000	\$145,110	45.35	\$290,221	\$57,087	\$262,913	\$202,725	1.297	1,323	\$198.72	TWO STORY D
50-22-01-101-046	41532 BELDEN	05/20/22	PTA	03-ARM'S LENGTH	\$371,000	\$160,580	43.28	\$321,151	\$57,087	\$313,913	\$229,621	1.367	1,680	\$186.85	TWO STORY
50-22-01-101-121	41338 CORNELL	06/24/22	PTA	03-ARM'S LENGTH	\$360,000	\$153,770	42.71	\$307,536	\$57,115	\$302,885	\$217,757	1.391	1,452	\$208.60	TWO STORY B
50-22-01-101-040	31032 EAGLE	07/28/22	PTA	03-ARM'S LENGTH	\$330,000	\$162,780	49.33	\$325,556	\$57,087	\$272,913	\$233,451	1.169	1,575	\$173.28	TWO STORY B
50-22-01-101-122	41330 CORNELL	01/20/23	WD	03-ARM'S LENGTH	\$309,250	\$156,350	50.56	\$312,704	\$57,115	\$252,135	\$222,251	1.134	1,452	\$173.65	TWO STORY B
50-22-01-101-094	41498 CORNELL	02/10/23	WD	03-ARM'S LENGTH	\$295,000	\$152,410	51.66	\$304,812	\$57,115	\$237,885	\$215,389	1.104	1,680	\$141.60	TWO STORY
50-22-01-101-033	31216 COLUMBIA	03/21/23	PTA	03-ARM'S LENGTH	\$288,000	\$143,270	49.75	\$286,541	\$57,087	\$230,913	\$199,525	1.157	1,260	\$183.26	TWO STORY B
50-22-01-101-032	31208 COLUMBIA	03/29/23	PTA	03-ARM'S LENGTH	\$280,002	\$131,480	46.96	\$262,954	\$57,087	\$222,915	\$179,015	1.245	1,260	\$176.92	TWO STORY B
50-22-01-101-009	31113 COLUMBIA	05/24/23	PTA	03-ARM'S LENGTH	\$285,000	\$138,470	48.59	\$276,938	\$57,087	\$227,913	\$191,175	1.192	1,260	\$180.88	TWO STORY B
50-22-01-101-096	41482 CORNELL	06/30/23	WD	03-ARM'S LENGTH	\$280,000	\$135,510	48.40	\$271,024	\$57,115	\$222,885	\$186,008	1.198	1,260	\$176.89	TWO STORY B
50-22-01-101-001	31245 COLUMBIA	08/07/23	PTA	03-ARM'S LENGTH	\$265,000	\$126,710	47.82	\$253,415	\$57,087	\$207,913	\$170,720	1.218	1,323	\$157.15	TWO STORY D
50-22-01-101-021	31120 COLUMBIA	03/29/24	PTA	03-ARM'S LENGTH	\$275,000	\$128,560	46.75	\$257,118	\$57,087	\$217,913	\$173,940	1.253	1,323	\$164.71	TWO STORY D
ALL STYLES	1.230									\$3,260,981	\$2,640,893	1.235			
sale date out of range															
50-22-01-101-064	41388 BELDEN	4/22/2024	PTA	03-ARM'S LENGTH	\$345,000	\$166,260	48.19	\$332,518	\$57,087	\$287,913	\$223,928	1.286	1,347	\$213.74	ONE STORY B
50-22-01-101-039	31040 EAGLE	8/29/2024	PTA	03-ARM'S LENGTH	\$345,800	\$163,010	47.14	\$326,014	\$57,087	\$288,713	\$218,640	1.320	1,347	\$214.34	ONE STORY B
R0121	HAVERHILL FARMS OCCP 912														
50-22-01-102-010	40651 KINGSLEY	07/29/22	PTA	03-ARM'S LENGTH	\$480,000	\$233,760	48.70	\$467,513	\$105,437	\$374,563	\$470,229	0.797	2,817	\$132.97	TWO STORY
50-22-01-127-002	31240 KINGSWOOD	09/09/22	PTA	03-ARM'S LENGTH	\$490,000	\$247,110	50.43	\$494,211	\$94,911	\$395,089	\$518,571	0.762	2,923	\$135.17	TWO STORY
50-22-01-126-011	31214 KINGSLEY	03/30/23	PTA	03-ARM'S LENGTH	\$496,000	\$232,950	46.97	\$465,909	\$107,742	\$388,258	\$465,152	0.835	2,780	\$139.66	TWO STORY
50-22-01-105-010	40724 KINGSLEY	12/01/23	WD	03-ARM'S LENGTH	\$570,000	\$263,300	46.19	\$526,609	\$96,171	\$473,829	\$559,010	0.848	3,018	\$157.00	TWO STORY
ALL STYLES	0.810									\$1,631,739	\$2,012,962	0.811			
outlier															
50-22-01-102-001	31121 CHATSFORD	06/09/23	PTA	03-ARM'S LENGTH	\$550,000	\$233,060	42.37	\$466,117	\$95,105	\$454,895	\$481,834	0.944	2,865	\$158.78	TWO STORY
R0122	LENOX PARK OCCP 1693														
50-22-01-326-072	30182 VIEWCREST	06/30/22	PTA	03-ARM'S LENGTH	\$370,000	\$176,850	47.80	\$353,696	\$83,167	\$286,833	\$310,953	0.922	1,528	\$187.72	ONE STORY
50-22-01-326-176	40611 LENOX PARK	07/20/22	PTA	03-ARM'S LENGTH	\$388,000	\$186,740	48.13	\$373,478	\$83,440	\$304,560	\$333,377	0.914	1,538	\$198.02	ONE STORY
50-22-01-326-030	40792 LENOX PARK	08/24/22	WD	03-ARM'S LENGTH	\$413,000	\$197,060	47.71	\$394,126	\$83,440	\$329,560	\$357,110	0.923	1,516	\$217.39	ONE STORY
50-22-01-326-147	30228 VIEWCREST	12/06/22	WD	03-ARM'S LENGTH	\$404,000	\$200,260	49.57	\$400,525	\$83,167	\$320,833	\$364,779	0.880	1,528	\$209.97	ONE STORY
50-22-01-326-149	30218 VIEWCREST	12/30/22	WD	03-ARM'S LENGTH	\$420,000	\$194,120	46.22	\$388,230	\$83,167	\$336,833	\$350,647	0.961	1,516	\$222.19	ONE STORY
50-22-01-326-005	40831 LENOX PARK	04/27/23	PTA	03-ARM'S LENGTH	\$405,000	\$191,790	47.36	\$383,582	\$83,440	\$321,560	\$344,991	0.932	1,538	\$209.08	ONE STORY
50-22-01-326-235	30141 BRIGHTWOOD	07/07/23	WD	03-ARM'S LENGTH	\$436,000	\$194,980	44.72	\$389,956	\$83,440	\$352,560	\$352,317	1.001	1,538	\$229.23	ONE STORY
50-22-01-326-225	40622 LENOX PARK	09/22/23	PTA	03-ARM'S LENGTH	\$446,000	\$199,930	44.83	\$399,866	\$83,167	\$362,833	\$364,022	0.997	1,528	\$237.46	ONE STORY
50-22-01-326-216	40578 LENOX PARK	10/31/23	WD	03-ARM'S LENGTH	\$438,500	\$196,280	44.76	\$392,551	\$83,167	\$355,333	\$355,614	0.999	1,538	\$231.04	ONE STORY
50-22-01-326-144	30242 VIEWCREST	12/07/23	PTA	03-ARM'S LENGTH	\$435,000	\$201,310	46.28	\$402,629	\$83,573	\$351,427	\$366,731	0.958	1,526	\$230.29	ONE STORY
50-22-01-326-179	40627 LENOX PARK	02/16/24	PTA	03-ARM'S LENGTH	\$420,000	\$187,090	44.55	\$374,187	\$83,440	\$336,560	\$334,192	1.007	1,528	\$220.26	ONE STORY
ONE STORY ALL	0.950									\$3,658,892	\$3,834,733	0.954			
50-22-01-326-138	30217 VIEWCREST	06/06/22	PTA	03-ARM'S LENGTH	\$430,000	\$196,720	45.75	\$393,447	\$83,167	\$346,833	\$356,644	0.972	1,826	\$189.94	TWO STORY
50-22-01-326-012	40787 LENOX PARK	10/31/22	PTA	03-ARM'S LENGTH	\$427,000	\$209,310	49.02	\$418,614	\$83,440	\$343,560	\$385,257	0.892	1,800	\$190.87	TWO STORY
50-22-01-326-050	40826 LENOX PARK	08/18/23	PTA	03-ARM'S LENGTH	\$439,900	\$216,020	49.11	\$432,035	\$83,440	\$356,460	\$400,684	0.890	1,826	\$195.21	TWO STORY
50-22-01-326-027	40778 LENOX PARK	09/18/23	WD	03-ARM'S LENGTH	\$400,000	\$189,620	47.41	\$379,232	\$83,440	\$316,560	\$339,991	0.931	1,826	\$173.36	TWO STORY

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50-22-01-326-166	40521 LENOX PARK	12/04/23	PTA	03-ARM'S LENGTH	\$425,000	\$221,250	52.06	\$442,507	\$83,167	\$341,833	\$413,034	0.828	1,824	\$187.41	TWO STORY
50-22-01-326-181	40637 LENOX PARK	02/29/24	PTA	03-ARM'S LENGTH	\$439,000	\$218,640	49.80	\$437,277	\$83,440	\$355,560	\$406,709	0.874	1,816	\$195.79	TWO STORY
50-22-01-326-008	40807 LENOX PARK	03/06/24	PTA	03-ARM'S LENGTH	\$440,000	\$200,570	45.58	\$401,134	\$83,440	\$356,560	\$365,166	0.976	1,804	\$197.65	TWO STORY
TWO STORY ALL	0.900									\$2,417,366	\$2,667,485	0.906			

R0150 SEC 1 ACREAGE -- see also R0250, R0450, R1050, R1250, R1950, R2050, R2150, R2450, R2950, R3150, R3550

ALL STYLES

100-91	1.000
90-81	1.050
80-71	1.100
70-61	1.150
60-51	1.200
50-0	1.250

R0201 WOODS OF NOVI

50-22-02-382-037	29534 ENGLISH	04/15/22	PTA	03-ARM'S LENGTH	\$486,000	\$231,450	47.62	\$462,907	\$83,597	\$402,403	\$474,138	0.849	2,312	\$174.05	TWO STORY
50-22-02-382-027	42726 WIMBLETON	07/29/22	PTA	03-ARM'S LENGTH	\$460,000	\$212,580	46.21	\$425,163	\$101,945	\$358,055	\$404,023	0.886	2,247	\$159.35	TWO STORY

ALL STYLES 0.870 \$760,458 \$878,160 0.866

R0202 EAST LAKE RESIDENTIAL

no sales during study period; trended up uniform with market

ALL STYLES

100-91	1.400
90-81	1.500
80-71	1.550
70-61	1.700
60-51	1.750
50-0	1.750

R0203 LAKEVIEW HILLS

no sales during study period; trended up uniform with market

ALL STYLES

100-91	1.100
90-81	1.150
80-71	1.250
70-61	1.350
60-51	1.550
50-0	1.600

R0204 CENAQUA SHORES

50-22-02-359-038	235 ENDWELL	05/03/23	PTA	03-ARM'S LENGTH	\$235,000	\$93,890	39.95	\$187,773	\$68,004	\$166,996	\$61,420	2.719	960	\$173.95	ONE STORY
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trended up uniform with market

\$166,996 \$61,420 2.719

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.400	1.500	1.650	1.750	1.900	2.000

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ONE STORY B	1.400	1.500	1.650	1.750	1.900	2.000										
ONE STORY C	1.400	1.500	1.650	1.750	1.900	2.000										
TWO STORY	1.400	1.500	1.600	1.650	1.700	1.750										
TWO STORY B	1.400	1.500	1.600	1.650	1.700	1.750										
TWO STORY C	1.400	1.500	1.600	1.650	1.700	1.750										
BI-LEVEL	1.400	1.500	1.600	1.650	1.700	1.750										
TRI-LEVEL	1.400	1.500	1.600	1.650	1.700	1.750										
CUSTOM	1.050	1.050	1.050	1.050	1.050	1.050										

R0221 MAPLE GREENS OCCP 628 -- see also R0222																
50-22-02-226-203	30824 PALMER	04/08/22	PTA	03-ARM'S LENGTH	\$370,000	\$161,070	43.53	\$322,133	\$67,143	\$302,857	\$268,411	1.128	1,644	\$184.22	ONE STORY B	
50-22-02-226-126	31114 SENECA	05/10/22	PTA	03-ARM'S LENGTH	\$270,000	\$150,680	55.81	\$301,364	\$67,143	\$202,857	\$246,548	0.823	1,497	\$135.51	ONE STORY B	
50-22-02-226-123	31138 SENECA	05/20/22	PTA	03-ARM'S LENGTH	\$420,000	\$185,920	44.27	\$371,838	\$67,143	\$352,857	\$324,144	1.089	2,089	\$168.91	TWO STORY B	
50-22-02-226-256	30916 TANGLEWOOD	05/26/22	PTA	03-ARM'S LENGTH	\$299,000	\$155,070	51.86	\$310,147	\$67,143	\$231,857	\$255,794	0.906	1,516	\$152.94	ONE STORY B	
50-22-02-226-213	30734 TANGLEWOOD	06/02/22	PTA	03-ARM'S LENGTH	\$388,000	\$181,690	46.83	\$363,376	\$67,143	\$320,857	\$311,824	1.029	2,093	\$153.30	ONE STORY B	
50-22-02-226-062	41630 CHARLESTON	06/30/22	PTA	03-ARM'S LENGTH	\$380,000	\$176,160	46.36	\$352,315	\$67,143	\$312,857	\$300,181	1.042	1,644	\$190.30	ONE STORY B	
50-22-02-226-042	31115 AUGUSTA	07/12/22	PTA	03-ARM'S LENGTH	\$335,000	\$163,710	48.87	\$327,411	\$67,143	\$267,857	\$273,966	0.978	1,536	\$174.39	ONE STORY B	
50-22-02-226-026	31155 SENECA	08/02/22	PTA	03-ARM'S LENGTH	\$245,000	\$135,650	55.37	\$271,296	\$67,143	\$177,857	\$214,898	0.828	1,390	\$127.95	ONE STORY B	
50-22-02-226-202	30818 PALMER	08/26/22	PTA	03-ARM'S LENGTH	\$345,000	\$176,990	51.30	\$353,978	\$67,143	\$277,857	\$301,932	0.920	1,516	\$183.28	ONE STORY B	
50-22-02-226-170	30860 GOLDEN	09/08/22	PTA	03-ARM'S LENGTH	\$371,000	\$167,980	45.28	\$335,963	\$67,143	\$303,857	\$282,968	1.074	1,750	\$173.63	ONE STORY B	
50-22-02-226-136	31034 SENECA	09/15/22	PTA	03-ARM'S LENGTH	\$350,000	\$161,300	46.09	\$322,605	\$67,143	\$282,857	\$271,768	1.041	1,687	\$167.67	TWO STORY B	
50-22-02-226-218	31005 TANGLEWOOD	10/12/22	WD	03-ARM'S LENGTH	\$355,000	\$179,450	50.55	\$358,893	\$67,143	\$287,857	\$307,105	0.937	1,895	\$151.90	ONE STORY B	
50-22-02-226-079	41526 CYPRESS	10/25/22	PTA	03-ARM'S LENGTH	\$372,000	\$180,740	48.59	\$361,482	\$67,143	\$304,857	\$309,831	0.984	1,798	\$169.55	ONE STORY B	
50-22-02-226-175	30820 GOLDEN	12/13/22	WD	03-ARM'S LENGTH	\$330,000	\$158,710	48.09	\$317,425	\$67,143	\$262,857	\$263,455	0.998	1,644	\$159.89	ONE STORY B	
50-22-02-226-021	31222 TANGLEWOOD	03/30/23	PTA	03-ARM'S LENGTH	\$330,000	\$143,700	43.55	\$287,394	\$67,143	\$262,857	\$231,843	1.134	1,536	\$171.13	ONE STORY B	
50-22-02-226-220	30987 TANGLEWOOD	06/26/23	PTA	03-ARM'S LENGTH	\$470,000	\$206,390	43.91	\$412,787	\$67,143	\$402,857	\$363,836	1.107	1,705	\$236.28	ONE STORY B	
50-22-02-226-059	31092 ARLINGTON	07/14/23	PTA	03-ARM'S LENGTH	\$391,000	\$174,700	44.68	\$349,406	\$67,143	\$323,857	\$300,280	1.079	1,687	\$191.97	TWO STORY B	
50-22-02-226-099	41670 KENILWORTH	08/25/23	PTA	03-ARM'S LENGTH	\$425,000	\$195,020	45.89	\$390,034	\$67,143	\$357,857	\$339,885	1.053	1,888	\$189.54	ONE STORY B	
50-22-02-226-089	41503 CYPRESS	09/01/23	PTA	03-ARM'S LENGTH	\$332,000	\$145,150	43.72	\$290,296	\$67,143	\$264,857	\$234,898	1.128	1,390	\$190.54	ONE STORY B	
50-22-02-226-144	31045 SENECA	09/01/23	PTA	03-ARM'S LENGTH	\$338,000	\$143,760	42.53	\$287,510	\$67,143	\$270,857	\$231,965	1.168	1,450	\$186.80	ONE STORY B	
50-22-02-226-001	31197 BARRINGTON	03/13/24	PTA	03-ARM'S LENGTH	\$399,999	\$179,220	44.81	\$358,440	\$67,143	\$332,856	\$306,628	1.086	1,761	\$189.02	ONE STORY B	
50-22-02-226-011	31146 SENECA	03/18/24	PTA	03-ARM'S LENGTH	\$400,000	\$167,730	41.93	\$335,465	\$67,143	\$332,857	\$282,444	1.178	1,450	\$229.56	ONE STORY B	
50-22-02-226-235	30942 TANGLEWOOD	03/28/24	WD	03-ARM'S LENGTH	\$339,500	\$176,180	51.89	\$352,362	\$67,143	\$272,357	\$300,231	0.907	1,516	\$179.66	ONE STORY B	
ALL STYLES	1.020									\$6,711,210	\$6,524,835	1.029				
outlier																
50-22-02-226-005	31231 BARRINGTON	06/02/23	WD	03-ARM'S LENGTH	\$315,000	\$182,840	58.04	\$365,687	\$67,143	\$247,857	\$314,257	0.789	2,064	\$120.09	ONE STORY B	

R0222 MAPLE POINTE OCCP 709 -- see also R0221																
50-22-02-202-187	30800 CENTENNIAL	04/04/22	PTA	03-ARM'S LENGTH	\$285,000	\$135,630	47.59	\$271,251	\$50,447	\$234,553	\$234,151	1.002	1,500	\$156.37	ONE STORY B	
50-22-02-202-002	41691 JUNIPER	04/07/22	PTA	03-ARM'S LENGTH	\$231,000	\$106,700	46.19	\$213,391	\$50,447	\$180,553	\$172,793	1.045	1,154	\$156.46	ONE STORY B	
50-22-02-202-161	30908 JASPER	04/22/22	PTA	03-ARM'S LENGTH	\$315,000	\$145,480	46.18	\$290,950	\$50,447	\$264,553	\$255,040	1.037	1,500	\$176.37	ONE STORY B	
50-22-02-202-160	30910 JASPER	04/25/22	PTA	03-ARM'S LENGTH	\$267,500	\$120,800	45.16	\$241,604	\$50,447	\$217,053	\$202,712	1.071	1,154	\$188.09	ONE STORY B	
50-22-02-202-054	41772 INDEPENDENCE	06/08/22	PTA	03-ARM'S LENGTH	\$240,000	\$107,720	44.88	\$215,433	\$50,447	\$189,553	\$174,959	1.083	1,105	\$171.54	ONE STORY B	
50-22-02-202-130	41860 CANTEBURY	07/15/22	PTA	03-ARM'S LENGTH	\$263,000	\$121,320	46.13	\$242,645	\$50,447	\$212,553	\$203,815	1.043	1,224	\$173.65	ONE STORY B	
50-22-02-202-010	41677 JUNIPER	07/28/22	WD	03-ARM'S LENGTH	\$255,000	\$118,030	46.29	\$236,055	\$50,447	\$204,553	\$196,827	1.039	1,356	\$150.85	ONE STORY B	
50-22-02-202-251	41793 PRIMROSE	08/04/22	PTA	03-ARM'S LENGTH	\$270,000	\$134,530	49.83	\$269,056	\$50,447	\$219,553	\$231,823	0.947	1,516	\$144.82	ONE STORY B	
50-22-02-202-001	41689 JUNIPER	08/29/22	PTA	03-ARM'S LENGTH	\$277,000	\$136,310	49.21	\$272,612	\$50,447	\$226,553	\$235,594	0.962	1,224	\$185.09	ONE STORY B	

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50-22-02-202-265	41804 PRIMROSE	09/01/22	PTA	03-ARM'S LENGTH	\$265,000	\$137,660	51.95	\$275,325	\$50,447	\$214,553	\$238,471	0.900	1,357	\$158.11	TWO STORY B
50-22-02-202-204	30852 CENTENNIAL	09/02/22	PTA	03-ARM'S LENGTH	\$280,000	\$132,560	47.34	\$265,129	\$50,447	\$229,553	\$227,659	1.008	1,356	\$169.29	ONE STORY B
50-22-02-202-109	41869 CANTEBURY	09/26/22	PTA	03-ARM'S LENGTH	\$258,650	\$100,410	38.82	\$200,822	\$50,447	\$208,203	\$159,464	1.306	889	\$234.20	ONE STORY B
50-22-02-202-231	30997 CENTENNIAL	09/30/22	PTA	03-ARM'S LENGTH	\$263,000	\$132,070	50.22	\$264,130	\$50,447	\$212,553	\$226,599	0.938	1,356	\$156.75	ONE STORY B
50-22-02-202-263	41837 PRIMROSE	09/30/22	PTA	03-ARM'S LENGTH	\$275,000	\$136,810	49.75	\$273,623	\$50,447	\$224,553	\$236,666	0.949	1,500	\$149.70	ONE STORY B
50-22-02-202-093	41765 INDEPENDENCE	11/23/22	PTA	03-ARM'S LENGTH	\$210,000	\$113,750	54.17	\$227,500	\$50,447	\$159,553	\$187,755	0.850	1,224	\$130.35	ONE STORY B
50-22-02-202-189	41693 MAGNOLIA	11/30/22	PTA	03-ARM'S LENGTH	\$285,000	\$122,250	42.89	\$244,492	\$50,447	\$234,553	\$205,774	1.140	1,356	\$172.97	ONE STORY B
50-22-02-202-208	41780 WEBSTER	01/13/23	PTA	03-ARM'S LENGTH	\$235,000	\$132,400	56.34	\$264,790	\$50,447	\$184,553	\$227,299	0.812	1,500	\$123.04	ONE STORY B
50-22-02-202-247	31017 BLUERIDGE	02/23/23	WD	03-ARM'S LENGTH	\$270,000	\$134,290	49.74	\$268,588	\$50,447	\$219,553	\$231,327	0.949	1,142	\$192.25	ONE STORY B
50-22-02-202-294	31155 LIVINGSTON	04/14/23	PTA	03-ARM'S LENGTH	\$250,000	\$127,820	51.13	\$255,637	\$50,447	\$199,553	\$217,593	0.917	1,356	\$147.16	ONE STORY B
50-22-02-202-103	41853 CANTEBURY	04/20/23	PTA	03-ARM'S LENGTH	\$250,000	\$127,880	51.15	\$255,751	\$50,447	\$199,553	\$217,714	0.917	1,356	\$147.16	ONE STORY B
50-22-02-202-039	41999 ARROWHEAD	04/27/23	PTA	03-ARM'S LENGTH	\$258,000	\$123,010	47.68	\$246,022	\$50,447	\$207,553	\$207,397	1.001	1,224	\$169.57	ONE STORY B
50-22-02-202-194	41675 MAGNOLIA	05/01/23	PTA	03-ARM'S LENGTH	\$309,500	\$147,400	47.63	\$294,790	\$50,447	\$259,053	\$259,112	1.000	1,500	\$172.70	ONE STORY B
50-22-02-202-123	41907 CANTEBURY	06/07/23	PTA	03-ARM'S LENGTH	\$298,500	\$134,770	45.15	\$269,533	\$50,447	\$248,053	\$232,329	1.068	1,224	\$202.66	ONE STORY B
50-22-02-202-131	41858 CANTEBURY	07/24/23	PTA	03-ARM'S LENGTH	\$285,000	\$137,510	48.25	\$275,024	\$50,447	\$234,553	\$238,152	0.985	1,352	\$173.49	TWO STORY B
50-22-02-202-037	41995 ARROWHEAD	07/31/23	PTA	03-ARM'S LENGTH	\$269,500	\$117,810	43.71	\$235,619	\$50,447	\$219,053	\$196,365	1.116	1,041	\$210.43	ONE STORY B
50-22-02-202-288	31137 CENTENNIAL	08/31/23	WD	03-ARM'S LENGTH	\$287,500	\$134,270	46.70	\$268,538	\$50,447	\$237,053	\$231,274	1.025	1,500	\$158.04	ONE STORY B
50-22-02-202-128	41872 CANTEBURY	09/22/23	PTA	03-ARM'S LENGTH	\$291,000	\$128,740	44.24	\$257,477	\$50,447	\$240,553	\$219,544	1.096	1,385	\$173.68	ONE STORY B
50-22-02-202-027	41613 BLAIR	09/28/23	PTA	03-ARM'S LENGTH	\$240,000	\$111,020	46.26	\$222,041	\$50,447	\$189,553	\$181,966	1.042	1,154	\$164.26	ONE STORY B
50-22-02-202-025	41609 BLAIR	11/20/23	PTA	03-ARM'S LENGTH	\$279,000	\$129,520	46.42	\$259,035	\$50,447	\$228,553	\$221,196	1.033	1,224	\$186.73	ONE STORY B
50-22-02-202-202	41692 MAGNOLIA	12/28/23	PTA	03-ARM'S LENGTH	\$302,000	\$142,380	47.15	\$284,752	\$50,447	\$251,553	\$248,468	1.012	1,356	\$185.51	ONE STORY B
50-22-02-202-233	41765 PRIMROSE	01/11/24	WD	03-ARM'S LENGTH	\$326,000	\$143,810	44.11	\$287,612	\$50,447	\$275,553	\$251,501	1.096	1,500	\$183.70	ONE STORY B
50-22-02-202-003	41695 JUNIPER	01/31/24	PTA	03-ARM'S LENGTH	\$285,000	\$117,960	41.39	\$235,919	\$50,447	\$234,553	\$196,683	1.193	1,356	\$172.97	ONE STORY B
50-22-02-202-168	41767 WEBSTER	02/29/24	PTA	03-ARM'S LENGTH	\$285,000	\$127,870	44.87	\$255,741	\$50,447	\$234,553	\$217,703	1.077	1,385	\$169.35	ONE STORY B
50-22-02-202-304	31187 LIVINGSTON	03/08/24	PTA	03-ARM'S LENGTH	\$317,000	\$127,890	40.34	\$255,786	\$50,447	\$266,553	\$217,751	1.224	1,356	\$196.57	ONE STORY B
ALL STYLES	1.020									\$7,562,952	\$7,403,473	1.022			
outlier															
50-22-02-202-222	41933 CANTEBURY	11/23/22	PTA	03-ARM'S LENGTH	\$219,000	\$122,990	56.16	\$245,970	\$50,447	\$168,553	\$207,341	0.813	1,041	\$161.91	ONE STORY B
50-22-02-202-278	31123 CENTENNIAL	04/28/22	PTA	03-ARM'S LENGTH	\$270,000	\$97,530	36.12	\$195,051	\$50,447	\$219,553	\$153,345	1.432	889	\$246.97	ONE STORY B
R0223	MAPLE HEIGHTS OCCP 750														
50-22-02-251-014	41625 SLEEPY HOLLOW	09/29/22	PTA	03-ARM'S LENGTH	\$275,000	\$142,120	51.68	\$284,246	\$62,277	\$212,723	\$224,211	0.949	1,396	\$152.38	ONE STORY B
50-22-02-251-020	41643 SLEEPY HOLLOW	05/02/23	PTA	03-ARM'S LENGTH	\$291,000	\$135,260	46.48	\$270,518	\$62,277	\$228,723	\$210,344	1.087	1,492	\$153.30	TWO STORY
50-22-02-251-025	41666 SLEEPY HOLLOW	10/27/23	PTA	03-ARM'S LENGTH	\$330,000	\$171,240	51.89	\$342,478	\$62,277	\$267,723	\$283,031	0.946	1,774	\$150.91	ONE STORY B
50-22-02-251-027	41672 SLEEPY HOLLOW	04/28/23	WD	03-ARM'S LENGTH	\$340,000	\$175,970	51.76	\$351,946	\$62,277	\$277,723	\$292,595	0.949	2,089	\$132.95	TWO STORY B
50-22-02-251-028	41667 SLEEPY HOLLOW	05/19/23	PTA	03-ARM'S LENGTH	\$400,000	\$184,040	46.01	\$368,072	\$62,277	\$337,723	\$308,884	1.093	1,768	\$191.02	ONE STORY B
50-22-02-251-038	41695 SLEEPY HOLLOW	08/01/22	PTA	03-ARM'S LENGTH	\$350,000	\$171,680	49.05	\$343,363	\$62,277	\$287,723	\$283,925	1.013	1,396	\$206.11	ONE STORY B
50-22-02-251-040	41701 SLEEPY HOLLOW	01/10/24	PTA	03-ARM'S LENGTH	\$355,000	\$169,930	47.87	\$339,853	\$62,277	\$292,723	\$280,380	1.044	2,096	\$139.66	TWO STORY B
ALL STYLES	1.010									\$1,905,061	\$1,883,371	1.012			
R0224	MORGAN CREEK ESTATES OCCP 1370														
no sales during study period; trended up uniform with market															
ALL STYLES	0.950														
R0230	SEC 2 LAKEFRONT														
trended up uniform with market															
50-22-02-151-022	1270 EAST LAKE	07/08/22	PTA	03-ARM'S LENGTH	\$1,400,000	\$588,920	42.07	\$1,177,847	\$190,605	\$1,209,395	\$636,930	1.899	3,342	\$361.88	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-0	1.450	1.050													
R0302 SEC 3 S SIDE-RES															
trended up uniform with market															
50-22-03-451-005	108 MAUDLIN	09/28/22	PTA	03-ARM'S LENGTH	\$430,000	\$193,970	45.11	\$387,946	\$44,022	\$385,978	\$196,528	1.964	2,112	\$182.75	TWO STORY C
50-22-03-380-006	135 EUBANK	04/14/23	PTA	03-ARM'S LENGTH	\$322,500	\$140,160	43.46	\$280,323	\$48,154	\$274,346	\$136,570	2.009	1,400	\$195.96	TWO STORY C
50-22-03-381-014	915 LEMAY	06/20/23	PTA	03-ARM'S LENGTH	\$470,000	\$194,600	41.40	\$389,192	\$49,781	\$420,219	\$226,274	1.857	1,374	\$305.84	TWO STORY
50-22-03-451-012	130 MAUDLIN	04/17/23	PTA	03-ARM'S LENGTH	\$160,000	\$83,310	52.07	\$166,614	\$54,044	\$105,956	\$57,728	1.835	894	\$118.52	ONE STORY C
ALL STYLES										\$1,186,499	\$617,100	1.923			
100-91	1.500														
90-81	1.650														
80-71	1.750														
70-61	1.900														
60-51	2.000														
50-0	2.100														
outlier															
50-22-03-483-005	123 CHARLOTTE	11/04/22	WD	03-ARM'S LENGTH	\$185,000	\$70,350	38.03	\$140,701	\$23,714	\$161,286	\$60,615	2.661	888	\$181.63	ONE STORY C
R0303 LILLY POND															
no sales during study period; trended down uniform with market															
ALL STYLES 0.980															
R0304 BLOOMFIELD SUB															
50-22-03-151-007	116 PENHILL	11/30/22	PTA	03-ARM'S LENGTH	\$230,000	\$110,330	47.97	\$220,650	\$48,179	\$181,821	\$90,774	2.003	960	\$189.40	ONE STORY B
50-22-03-152-023	162 PICKFORD	11/29/22	WD	03-ARM'S LENGTH	\$288,000	\$124,370	43.18	\$248,738	\$46,872	\$241,128	\$161,493	1.493	1,119	\$215.49	ONE STORY C
Building Style										\$422,949	\$252,267	1.677			
ONE STORY	1.400	1.400	1.650	1.850	1.950	2.000									
ONE STORY B	1.400	1.400	1.650	1.850	1.950	2.000									
ONE STORY C	1.250	1.400	1.650	1.850	1.950	2.000									
TWO STORY	1.600	1.750	1.750	1.850	1.950	2.000									
TWO STORY B	1.600	1.750	1.750	1.850	1.950	2.000									
TWO STORY C	1.600	1.750	1.750	1.850	1.950	2.000									
OTHER	1.000	1.000	1.000	1.000	1.000	1.000									
outlier															
50-22-03-152-004	45383 WEST PARK	08/15/22	WD	03-ARM'S LENGTH	\$300,000	\$206,870	68.96	\$413,745	\$77,893	\$222,107	\$176,764	1.257	1,860	\$119.41	ONE STORY B
R0305 NORTH HAVEN WOODS															
50-22-03-136-016	267 NORTH HAVEN	02/09/23	WD	03-ARM'S LENGTH	\$570,000	\$268,370	47.08	\$536,740	\$105,331	\$464,669	\$616,299	0.754	2,708	\$171.59	TWO STORY
ALL STYLES										\$464,669	\$616,299	0.754			
R0320 WINDWARD BAY OCCP 669															
50-22-03-126-026	44700 BAYVIEW	04/29/22	PTA	03-ARM'S LENGTH	\$170,000	\$82,960	48.80	\$165,913	\$42,900	\$127,100	\$109,833	1.157	981	\$129.56	ONE STORY B
50-22-03-126-056	44850 BAYVIEW	09/23/22	PTA	03-ARM'S LENGTH	\$179,900	\$88,070	48.95	\$176,133	\$33,000	\$146,900	\$127,797	1.149	952	\$154.31	ONE STORY
50-22-03-126-052	44900 BAYVIEW	03/08/24	WD	03-ARM'S LENGTH	\$190,250	\$91,320	48.00	\$182,639	\$33,000	\$157,250	\$133,606	1.177	981	\$160.30	ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-126-014	45000 BAYVIEW	03/27/24	PTA	03-ARM'S LENGTH	\$194,000	\$87,710	45.21	\$175,410	\$33,000	\$161,000	\$127,152	1.266	930	\$173.12	ONE STORY
ALL STYLES	1.180									\$592,250	\$498,388	1.188			
R0321 HARBOR COVE OCCP 439															
trended up uniform with market															
50-22-03-131-049	1681 HARBOR	02/23/24	PTA	03-ARM'S LENGTH	\$317,000	\$142,980	45.10	\$285,954	\$45,820	\$271,180	\$129,802	2.089	1,562	\$173.61	TWO STORY
ALL STYLES	1.950									\$271,180	\$129,802	2.089			
R0322 SOUTH POINTE OCCP 687															
50-22-03-383-033	1127 SOUTH LAKE	05/19/23	PTA	03-ARM'S LENGTH	\$134,000	\$66,340	49.51	\$132,684	\$30,000	\$104,000	\$76,062	1.367	629	\$165.34	ONE STORY
50-22-03-383-010	1127 SOUTH LAKE	09/21/23	PTA	03-ARM'S LENGTH	\$135,000	\$65,580	48.58	\$131,160	\$30,000	\$105,000	\$74,933	1.401	629	\$166.93	ONE STORY
ONE STORY	1.400									\$209,000	\$150,996	1.384			
50-22-03-383-035	1127 SOUTH LAKE	04/28/23	PTA	03-ARM'S LENGTH	\$162,000	\$78,220	48.28	\$156,438	\$30,000	\$132,000	\$103,638	1.274	910	\$145.05	ONE STORY B
50-22-03-383-041	1127 SOUTH LAKE	05/23/23	PTA	03-ARM'S LENGTH	\$183,000	\$78,220	42.74	\$156,438	\$30,000	\$153,000	\$103,638	1.476	910	\$168.13	ONE STORY B
50-22-03-383-031	1127 SOUTH LAKE	06/14/23	PTA	03-ARM'S LENGTH	\$180,000	\$78,220	43.46	\$156,438	\$30,000	\$150,000	\$103,638	1.447	910	\$164.84	ONE STORY B
50-22-03-383-037	1127 SOUTH LAKE	06/16/23	PTA	03-ARM'S LENGTH	\$199,900	\$78,220	39.13	\$156,438	\$30,000	\$169,900	\$103,638	1.639	910	\$186.70	ONE STORY B
50-22-03-383-006	1127 SOUTH LAKE	12/01/23	PTA	03-ARM'S LENGTH	\$193,000	\$77,530	40.17	\$155,061	\$30,000	\$163,000	\$102,509	1.590	910	\$179.12	ONE STORY B
ONE STORY B	1.500									\$767,900	\$517,060	1.485			
outlier															
50-22-03-383-023	1127 SOUTH LAKE	10/27/23	PTA	03-ARM'S LENGTH	\$245,000	\$83,530	34.09	\$167,061	\$42,000	\$203,000	\$102,509	1.980	910	\$223.08	ONE STORY B
50-22-03-383-038	1127 SOUTH LAKE	5/6/2024	PTA	03-ARM'S LENGTH	\$200,000	\$66,340	33.17	\$132,684	\$30,000	\$170,000	\$76,062	2.235	629	\$270.27	ONE STORY
sale date out of range															
50-22-03-383-021	1127 SOUTH LAKE	04/29/24	PTA	03-ARM'S LENGTH	189,900	77,530	40.83	\$155,061	\$30,000	\$159,900	\$102,509	1.560	910	\$175.71	ONE STORY B
50-22-03-383-025	1127 SOUTH LAKE	07/09/24	PTA	03-ARM'S LENGTH	170,000	72,340	42.55	\$144,684	\$42,000	\$128,000	\$76,062	1.683	629	\$203.50	ONE STORY
50-22-03-383-062	1127 SOUTH LAKE	07/12/24	PTA	03-ARM'S LENGTH	145,000	68,630	47.33	\$132,684	\$30,000	\$170,000	\$76,062	2.235	629	\$270.27	ONE STORY
R0323 SOUTH POINTE 2 OCCP 687															
50-22-03-383-050	1155 SOUTH LAKE, #50	02/15/23	WD	03-ARM'S LENGTH	\$135,000	\$66,050	48.93	\$132,104	\$30,000	\$105,000	\$89,565	1.172	720	\$145.83	ONE STORY
ONE STORY	1.150									\$105,000	\$89,565	1.172			
50-22-03-383-069	1155 SOUTH LAKE, #69	05/10/22	PTA	03-ARM'S LENGTH	\$180,000	\$92,150	51.19	\$184,300	\$30,000	\$150,000	\$128,583	1.167	1,010	\$148.51	ONE STORY B
50-22-03-383-061	1155 SOUTH LAKE, #61	05/23/23	WD	03-ARM'S LENGTH	\$230,000	\$92,150	40.07	\$184,300	\$30,000	\$200,000	\$128,583	1.555	1,010	\$198.02	ONE STORY B
ONE STORY B	1.200									\$350,000	\$257,167	1.361			
sale date out of range															
50-22-03-383-057	1155 SOUTH LAKE, #57	05/15/24	PTA	03-ARM'S LENGTH	\$130,000	\$67,910	52.24	\$135,828	\$30,000	\$100,000	\$92,832	1.077	720	\$138.89	ONE STORY
50-22-03-383-062	1155 SOUTH LAKE, #62	07/12/24	PTA	03-ARM'S LENGTH	\$145,000	\$68,630	47.33	\$137,250	\$30,000	\$115,000	\$94,079	1.222	720	\$159.72	ONE STORY
R0324 SUMMERLIN OCCP 1460															
no sales during study period; trended up uniform with market															
ALL STYLES	0.753														
R0330 SEC 3 W SIDE-LAKE															

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-03-155-015	2109 WEST LAKE	06/27/23	PTA	03-ARM'S LENGTH	\$808,000	\$397,430	49.19	\$794,858	\$205,936	\$602,064	\$308,336	1.953	2,156	\$279.25	TWO STORY C
	ALL OTHER STYLES	CUSTOM	BI-LVL							\$602,064	\$308,336	1.953			
100-91	1.800	0.850	2.150												
90-81	1.900	0.850	2.150												
80-71	1.950	0.850	2.150												
70-61	1.950	0.850	2.150												
60-51	2.000	0.850	2.150												
50-0	2.050	0.850	2.150												
R0332	SEC 3 SHAWOOD LAKE	-- see also R1030													
50-22-03-481-003	315 ELM	05/12/23	PTA	03-ARM'S LENGTH	\$260,000	\$102,060	39.25	\$204,116	\$82,781	\$177,219	\$69,334	2.556	1,080	\$164.09	ONE STORY C
50-22-03-483-009	209 CHARLOTTE	06/11/24	WD	03-ARM'S LENGTH	\$485,000	\$238,500	49.18	\$476,999	\$141,513	\$343,487	\$186,381	1.843	1,783	\$192.65	ONE STORY C
1 STY C	1.450, 1.550, 1.650, 1.800, 1.800, 1.800									\$520,706	\$255,715	2.036			
50-22-03-481-007	317 DUANA	11/22/22	PTA	03-ARM'S LENGTH	\$475,000	\$270,970	57.05	\$541,942	\$99,642	\$375,358	\$252,743	1.485	2,777	\$135.17	TWO STORY
50-22-03-481-014	301 DUANA	03/15/24	PTA	03-ARM'S LENGTH	\$590,000	\$293,670	49.77	\$587,335	\$73,401	\$516,599	\$285,519	1.809	1,928	\$267.95	TWO STORY
ALL 2 STY	1.800									\$891,957	\$538,262	1.657			
R0341	SEC 3 S SIDE-OFF LAKE														
50-22-03-379-003	1105 SOUTH LAKE	05/27/22	PTA	03-ARM'S LENGTH	\$675,000	\$322,310	47.75	\$644,615	\$154,135	\$520,865	\$280,274	1.858	2,236	\$232.94	TWO STORY C
50-22-03-454-017	721 SOUTH LAKE	03/31/23	PTA	19-MULTI PARCEL	\$610,000	\$298,160	48.88	\$596,320	\$262,274	\$347,726	\$151,839	2.290	2,646	\$131.42	TWO STORY C
	1-STY & 2-STY C	2-STY	2-STY B							\$868,591	\$432,113	2.010			
100-91	2.000	1.450	1.450												
90-81	2.000	1.500	1.500												
80-71	2.000	1.600	1.500												
70-61	2.100	1.750	1.650												
60-51	2.200	1.950	1.800												
50-0	2.200	2.100	2.000												
R0350	SEC 3 ACREAGE	-- see also R1750, R2650, R2850, R2951, R2952, R3050, R3250, R3350, R3450													
no sales during study period; trended up uniform with market															
	ALL STYLES														
100-91	1.000														
90-81	1.100														
80-71	1.200														
70-61	1.250														
60-51	1.350														
50-0	1.450														
R0401,R0402,R0403	BRISTOL CORNERS, BRISTOL CORNERS SOUTH, BRISTOL CORNERS NORTH = combined														
50-22-04-253-017	45601 BRISTOL	05/20/22	PTA	03-ARM'S LENGTH	\$540,000	\$245,740	45.51	\$491,487	\$116,763	\$423,237	\$513,321	0.825	2,732	\$154.92	TWO STORY
50-22-03-154-008	30479 PENNINGTON	06/14/22	PTA	03-ARM'S LENGTH	\$635,000	\$309,390	48.72	\$618,772	\$113,504	\$521,496	\$619,201	0.842	2,899	\$179.89	TWO STORY
50-22-04-429-003	30309 PENNINGTON	06/28/22	PTA	03-ARM'S LENGTH	\$736,000	\$353,060	47.97	\$706,123	\$111,687	\$624,313	\$728,476	0.857	2,972	\$210.06	TWO STORY
50-22-04-252-011	30475 BRISTOL	08/03/22	PTA	03-ARM'S LENGTH	\$630,000	\$306,490	48.65	\$612,989	\$129,368	\$500,632	\$662,495	0.756	3,158	\$158.53	TWO STORY
50-22-04-253-020	30441 NORWICH	08/11/22	PTA	03-ARM'S LENGTH	\$560,000	\$301,030	53.76	\$602,068	\$117,693	\$442,307	\$663,527	0.667	3,322	\$133.14	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-04-430-008	30195 PENNINGTON	11/01/22	PTA	03-ARM'S LENGTH	\$675,000	\$325,680	48.25	\$651,362	\$133,532	\$541,468	\$651,359	0.831	3,280	\$165.08	TWO STORY
50-22-04-429-013	44475 BRISTOL	01/31/23	PTA	03-ARM'S LENGTH	\$531,500	\$261,210	49.15	\$522,428	\$121,766	\$409,734	\$491,007	0.834	2,667	\$153.63	TWO STORY
50-22-04-403-001	45595 SOUTH LAKE	02/03/23	PTA	03-ARM'S LENGTH	\$620,000	\$290,390	46.84	\$580,788	\$129,425	\$490,575	\$618,306	0.793	3,128	\$156.83	TWO STORY
50-22-04-277-007	30424 NORWICH	03/27/23	PTA	03-ARM'S LENGTH	\$511,000	\$257,080	50.31	\$514,150	\$109,686	\$401,314	\$554,060	0.724	3,105	\$129.25	TWO STORY
50-22-03-154-010	30495 PENNINGTON	04/03/23	PTA	03-ARM'S LENGTH	\$554,000	\$272,540	49.19	\$545,072	\$109,429	\$444,571	\$533,876	0.833	2,941	\$151.16	TWO STORY
50-22-04-429-021	30316 PENNINGTON	05/23/23	PTA	03-ARM'S LENGTH	\$720,000	\$324,880	45.12	\$649,757	\$123,894	\$596,106	\$644,440	0.925	2,992	\$199.23	TWO STORY
50-22-04-403-009	30245 STERLING	06/16/23	PTA	03-ARM'S LENGTH	\$625,000	\$270,180	43.23	\$540,363	\$132,955	\$492,045	\$558,093	0.882	2,380	\$206.74	TWO STORY
50-22-04-253-008	45651 MARLBOROUGH	08/07/23	PTA	03-ARM'S LENGTH	\$670,000	\$290,440	43.35	\$580,883	\$148,876	\$521,124	\$591,790	0.881	3,050	\$170.86	TWO STORY
50-22-04-430-006	30211 PENNINGTON	02/16/24	PTA	03-ARM'S LENGTH	\$755,000	\$340,900	45.15	\$681,803	\$106,795	\$648,205	\$723,281	0.896	3,447	\$188.05	TWO STORY

ALL STYLES **0.820** \$7,057,127 \$8,553,231 0.825

outlier

50-22-04-405-014	30184 STERLING	05/16/22	PTA	03-ARM'S LENGTH	\$735,000	\$287,840	39.16	\$575,684	\$110,293	\$624,707	\$637,522	0.980	3,207	\$194.79	TWO STORY
50-22-03-154-016	30478 PENNINGTON	01/26/23	WD	03-ARM'S LENGTH	\$545,000	\$310,310	56.94	\$620,628	\$111,352	\$433,648	\$624,113	0.695	3,153	\$137.54	TWO STORY
50-22-04-403-015	45637 SOUTH LAKE	05/25/23	PTA	03-ARM'S LENGTH	\$753,750	\$293,860	38.99	\$587,727	\$121,404	\$632,346	\$638,799	0.990	3,216	\$196.63	TWO STORY

R0420 POINTE PARK OCCP 1417

50-22-04-101-004	30674 ARDMORE	10/28/22	PTA	03-ARM'S LENGTH	\$275,000	\$132,710	48.26	\$265,428	\$47,042	\$227,958	\$206,609	1.103	1,220	\$186.85	ONE STORY
50-22-04-101-041	30691 ARDMORE	05/26/22	PTA	03-ARM'S LENGTH	\$222,000	\$99,220	44.69	\$198,438	\$43,053	\$178,947	\$153,089	1.169	1,257	\$142.36	ONE STORY B
50-22-04-101-039	30695 ARDMORE	06/30/22	PTA	03-ARM'S LENGTH	\$216,500	\$99,150	45.80	\$198,309	\$42,842	\$173,658	\$153,169	1.134	1,257	\$138.15	ONE STORY B

1 STY -1 STY B **1.100** \$580,563 \$512,867 1.132

trended down uniform with market

50-22-04-101-032	30709 ARDMORE	02/17/23	PTA	03-ARM'S LENGTH	\$211,000	\$105,580	50.04	\$211,159	\$42,842	\$168,158	\$105,198	1.598	1,104	\$152.32	ONE STORY C
50-22-04-101-052	30663 ARDMORE	03/17/23	PTA	03-ARM'S LENGTH	\$215,000	\$102,420	47.64	\$204,831	\$42,842	\$172,158	\$101,243	1.700	1,104	\$155.94	ONE STORY C
50-22-04-101-018	30764 ARDMORE	04/28/23	PTA	03-ARM'S LENGTH	\$205,000	\$105,690	51.56	\$211,370	\$43,053	\$161,947	\$105,198	1.539	1,104	\$146.69	ONE STORY C
50-22-04-101-044	30687 ARDMORE	07/26/23	PTA	03-ARM'S LENGTH	\$220,000	\$102,520	46.60	\$205,042	\$43,053	\$176,947	\$101,243	1.748	1,104	\$160.28	ONE STORY C

1 STY C **1.600** \$679,210 \$412,883 1.645

no change

50-22-04-101-048	30669 ARDMORE	04/15/22	PTA	03-ARM'S LENGTH	\$279,879	\$129,200	46.16	\$258,390	\$42,842	\$237,037	\$181,133	1.309	1,848	\$128.27	TWO STORY
50-22-04-101-024	30776 ARDMORE	10/25/22	PTA	03-ARM'S LENGTH	\$264,000	\$117,450	44.49	\$234,908	\$43,053	\$220,947	\$161,223	1.370	1,848	\$119.56	TWO STORY
50-22-04-101-028	30784 ARDMORE	03/17/23	WD	03-ARM'S LENGTH	\$265,000	\$117,450	44.32	\$234,908	\$43,053	\$221,947	\$161,223	1.377	1,848	\$120.10	TWO STORY

2 STY **1.300** \$679,931 \$503,578 1.350

trended down uniform with market

R0421 WESTPARK PLACE OCCP 1706 -- see also R0401, R0402, R0403

no sales during study period; trended up uniform with market

ALL STYLES **0.700**

R0450 SEC 4 ACREAGE -- see also R0150, R0250, R1050, R1250, R1950, R2050, R2150, R2450, R2950, R3150, R3550

no sales during study period; trended up uniform with market

- ALL STYLES**
- 100-91** **1.000**
 - 90-81** **1.050**
 - 80-71** **1.100**
 - 70-61** **1.150**
 - 60-51** **1.200**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-0	1.250														
R1001	SHAWOOD-RES														
50-22-10-276-013	298 SHAMROCK	09/23/22	PTA	03-ARM'S LENGTH	\$350,000	\$187,820	53.66	\$375,638	\$76,224	\$273,776	\$193,170	1.417	1,835	\$149.20	ONE STORY B
50-22-10-277-025	2270 CROWN	04/28/23	WD	03-ARM'S LENGTH	\$250,000	\$140,350	56.14	\$280,706	\$55,942	\$194,058	\$166,492	1.166	1,960	\$99.01	TWO STORY B
trended up uniform with market										\$467,834	\$359,662	1.301			
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%									
ONE STORY B	1.350	1.450	1.550	1.650	1.650	1.650									
ONE STORY C	1.350	1.450	1.450	1.500	1.650	1.650									
TWO STORY	1.250	1.250	1.350	1.350	1.350	1.350									
TWO STORY B	1.250	1.250	1.350	1.400	1.500	1.500									
BI-LEVEL	1.250	1.350	1.450	1.450	1.500	1.500									
TRI-LEVEL	1.250	1.350	1.450	1.450	1.500	1.050									
CUSTOM	1.250	1.250	1.250	1.250	1.250	1.250									
OTHER	1.050	1.050	1.050	1.050	1.050	1.050									
outlier															
50-22-10-278-012	2330 AUSTIN	05/27/22	PTA	03-ARM'S LENGTH	\$350,000	\$202,470	57.85	\$404,936	\$56,052	\$293,948	\$290,737	1.011	1,824	\$161.16	TWO STORY
R1020	CARLTON FOREST OCCP 1241														
50-22-10-451-043	28185 CARLTON WAY	04/26/22	PTA	03-ARM'S LENGTH	\$305,000	\$139,060	45.59	\$278,124	\$59,234	\$245,766	\$241,068	1.019	1,491	\$164.83	ONE STORY
50-22-10-451-016	28262 CARLTON WAY	04/29/22	PTA	03-ARM'S LENGTH	\$301,000	\$139,060	46.20	\$278,124	\$59,234	\$241,766	\$241,068	1.003	1,491	\$162.15	ONE STORY
50-22-10-451-064	28105 CARLTON WAY	07/12/22	PTA	03-ARM'S LENGTH	\$295,000	\$139,060	47.14	\$278,124	\$59,234	\$235,766	\$241,068	0.978	1,491	\$158.13	ONE STORY
50-22-10-401-049	28472 CARLTON WAY	07/15/22	PTA	03-ARM'S LENGTH	\$310,000	\$143,450	46.27	\$286,896	\$59,250	\$250,750	\$250,711	1.000	1,491	\$168.18	ONE STORY
50-22-10-401-019	28369 CARLTON WAY	09/20/22	PTA	03-ARM'S LENGTH	\$340,000	\$167,890	49.38	\$335,787	\$59,250	\$280,750	\$304,556	0.922	1,491	\$188.30	ONE STORY
50-22-10-401-088	28465 CARLTON WAY	04/07/23	WD	03-ARM'S LENGTH	\$278,000	\$143,450	51.60	\$286,896	\$59,250	\$218,750	\$250,711	0.873	1,491	\$146.71	ONE STORY
50-22-10-401-034	28323 CARLTON WAY	06/30/23	PTA	03-ARM'S LENGTH	\$315,500	\$143,450	45.47	\$286,896	\$59,250	\$256,250	\$250,711	1.022	1,491	\$171.86	ONE STORY
50-22-10-451-058	28139 CARLTON WAY	07/19/23	PTA	03-ARM'S LENGTH	\$320,000	\$139,060	43.46	\$278,124	\$59,234	\$260,766	\$241,068	1.082	1,491	\$174.89	ONE STORY
50-22-10-451-010	28138 CARLTON WAY	07/20/23	PTA	03-ARM'S LENGTH	\$327,000	\$139,120	42.54	\$278,231	\$59,341	\$267,659	\$241,068	1.110	1,491	\$179.52	ONE STORY
50-22-10-401-055	28522 CARLTON WAY	08/18/23	PTA	03-ARM'S LENGTH	\$330,000	\$143,450	43.47	\$286,896	\$59,250	\$270,750	\$250,711	1.080	1,491	\$181.59	ONE STORY
50-22-10-401-001	28322 CARLTON WAY	09/18/23	PTA	03-ARM'S LENGTH	\$324,900	\$143,450	44.15	\$286,896	\$59,250	\$265,650	\$250,711	1.060	1,491	\$178.17	ONE STORY
50-22-10-451-040	28231 CARLTON WAY	01/12/24	PTA	03-ARM'S LENGTH	\$316,100	\$140,520	44.45	\$281,045	\$59,234	\$256,866	\$244,285	1.052	1,491	\$172.28	ONE STORY
50-22-10-401-052	28460 CARLTON WAY	01/31/24	PTA	03-ARM'S LENGTH	\$312,000	\$143,450	45.98	\$286,896	\$59,250	\$252,750	\$250,711	1.008	1,491	\$169.52	ONE STORY
1 STY	1.000									\$3,304,239	\$3,258,452	1.014			
1 STY D	0.900	no sales during study period; trended up uniform with market													
outlier															
50-22-10-451-070	28067 CARLTON WAY	10/11/23	WD	03-ARM'S LENGTH	\$333,000	\$139,120	41.78	\$278,231	\$59,341	\$273,659	\$241,068	1.135	1,491	\$183.54	ONE STORY
50-22-10-451-017	28258 CARLTON WAY	08/17/22	PTA	03-ARM'S LENGTH	\$310,000	\$133,890	43.19	\$267,784	\$59,234	\$250,766	\$190,631	1.315	1,579	\$158.81	ONE STORY B
50-22-10-451-005	28046 CARLTON WAY	10/25/22	PTA	03-ARM'S LENGTH	\$280,000	\$133,330	47.62	\$266,655	\$59,341	\$220,659	\$189,501	1.164	1,579	\$139.75	ONE STORY B
50-22-10-401-020	28373 CARLTON WAY	07/25/23	PTA	03-ARM'S LENGTH	\$312,000	\$137,430	44.05	\$274,857	\$59,250	\$252,750	\$197,081	1.282	1,579	\$160.07	ONE STORY B
50-22-10-451-038	28247 CARLTON WAY	12/05/23	PTA	03-ARM'S LENGTH	\$328,000	\$134,660	41.05	\$269,314	\$59,234	\$268,766	\$192,029	1.400	1,579	\$170.21	ONE STORY B
50-22-10-451-057	28155 CARLTON WAY	06/03/22	PTA	03-ARM'S LENGTH	\$290,000	\$132,000	45.52	\$263,999	\$59,234	\$230,766	\$173,530	1.330	1,488	\$155.08	ONE STORY C
50-22-10-401-045	28406 CARLTON WAY	10/17/22	PTA	03-ARM'S LENGTH	\$280,000	\$136,100	48.61	\$272,207	\$59,250	\$220,750	\$180,472	1.223	1,488	\$148.35	ONE STORY C
50-22-10-401-074	28569 CARLTON WAY	01/31/23	WD	03-ARM'S LENGTH	\$307,000	\$145,900	47.52	\$291,806	\$59,250	\$247,750	\$197,081	1.257	1,579	\$156.90	ONE STORY C
50-22-10-401-024	28385 CARLTON WAY	08/21/23	PTA	03-ARM'S LENGTH	\$337,000	\$134,740	39.98	\$269,478	\$59,250	\$277,750	\$178,159	1.559	1,488	\$186.66	ONE STORY C
50-22-10-451-066	28101 CARLTON WAY	09/11/23	PTA	03-ARM'S LENGTH	\$328,000	\$132,000	40.24	\$263,999	\$59,234	\$268,766	\$173,530	1.549	1,488	\$180.62	ONE STORY C
50-22-10-451-033	28305 CARLTON WAY	11/06/23	WD	03-ARM'S LENGTH	\$325,000	\$134,590	41.41	\$269,184	\$59,234	\$265,766	\$177,924	1.494	1,504	\$176.71	ONE STORY C

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-10-401-083	28523 CARLTON WAY	03/29/24	PTA	03-ARM'S LENGTH	\$335,000	\$145,900	43.55	\$291,806	\$59,250	\$275,750	\$197,081	1.399	1,579	\$174.64	ONE STORY C
1 STY B & C	1.300									\$2,780,239	\$2,047,019	1.358			
R1021	CHARNETH FEN OCCP 1655														
50-22-10-426-043	28569 MELANIE	07/22/22	PTA	03-ARM'S LENGTH	\$334,900	\$163,990	48.97	\$327,983	\$62,408	\$272,492	\$241,432	1.129	1,648	\$165.35	TWO STORY
50-22-10-426-051	28403 MELANIE	02/21/23	WD	03-ARM'S LENGTH	\$350,000	\$167,340	47.81	\$334,678	\$62,217	\$287,783	\$247,692	1.162	1,648	\$174.63	TWO STORY
50-22-10-426-049	28463 TRACI	03/01/24	PTA	03-ARM'S LENGTH	\$380,000	\$170,980	44.99	\$341,961	\$62,217	\$317,783	\$254,313	1.250	1,648	\$192.83	TWO STORY
ALL STYLES	1.180									\$878,058	\$743,436	1.181			
outlier															
50-22-10-426-016	28445 MELANIE	08/12/22	WD	03-ARM'S LENGTH	\$370,000	\$214,080	57.86	\$428,164	\$62,217	\$307,783	\$332,679	0.925	2,775	\$110.91	ONE STORY B
R1022	LIBERTY PARK OCCP 1703														
50-22-10-301-302	28367 DECLARATION	06/16/22	PTA	03-ARM'S LENGTH	\$518,000	\$236,910	45.74	\$473,822	\$98,000	\$420,000	\$390,667	1.075	2,228	\$188.51	TWO STORY
50-22-10-301-032	44956 PAINE	07/11/22	PTA	03-ARM'S LENGTH	\$620,000	\$272,930	44.02	\$545,854	\$102,275	\$517,725	\$461,101	1.123	2,633	\$196.63	TWO STORY
50-22-10-301-186	28231 WOLCOTT	07/11/22	PTA	03-ARM'S LENGTH	\$590,000	\$270,900	45.92	\$541,809	\$98,000	\$492,000	\$461,340	1.066	2,654	\$185.38	TWO STORY
50-22-10-301-197	28297 WOLCOTT	07/11/22	PTA	03-ARM'S LENGTH	\$615,000	\$289,220	47.03	\$578,435	\$98,000	\$517,000	\$499,413	1.035	3,013	\$171.59	TWO STORY
50-22-10-301-087	44916 LAFAYETTE	07/13/22	PTA	03-ARM'S LENGTH	\$530,000	\$236,050	44.54	\$472,090	\$102,275	\$427,725	\$384,423	1.113	2,264	\$188.92	TWO STORY
50-22-10-301-190	28255 WOLCOTT	07/22/22	PTA	03-ARM'S LENGTH	\$637,000	\$291,910	45.83	\$583,810	\$98,000	\$539,000	\$505,000	1.067	2,992	\$180.15	TWO STORY
50-22-10-301-006	44849 STOCKTON	08/25/22	PTA	03-ARM'S LENGTH	\$630,000	\$299,850	47.60	\$599,692	\$102,275	\$527,725	\$517,066	1.021	3,081	\$171.28	TWO STORY
50-22-10-301-015	44903 LAFAYETTE	11/15/22	PTA	03-ARM'S LENGTH	\$620,000	\$292,880	47.24	\$585,765	\$104,409	\$515,591	\$500,370	1.030	2,838	\$181.67	TWO STORY
50-22-10-301-242	45138 BARTLETT	04/24/23	PTA	03-ARM'S LENGTH	\$605,000	\$305,890	50.56	\$611,780	\$99,321	\$505,679	\$532,702	0.949	3,130	\$161.56	TWO STORY
50-22-10-301-091	44892 LAFAYETTE	06/23/23	PTA	03-ARM'S LENGTH	\$525,000	\$225,820	43.01	\$451,646	\$102,275	\$422,725	\$363,172	1.164	2,300	\$183.79	TWO STORY
50-22-10-301-075	44887 REVERE	06/28/23	PTA	03-ARM'S LENGTH	\$571,000	\$250,890	43.94	\$501,770	\$103,398	\$467,602	\$414,108	1.129	2,624	\$178.20	TWO STORY
50-22-10-301-112	44824 STOCKTON	08/24/23	CD	03-ARM'S LENGTH	\$515,000	\$244,390	47.45	\$488,772	\$102,275	\$412,725	\$401,764	1.027	2,618	\$157.65	TWO STORY
50-22-10-301-237	45168 BARTLETT	10/16/23	PTA	03-ARM'S LENGTH	\$620,000	\$250,630	40.42	\$501,255	\$98,000	\$522,000	\$419,184	1.245	2,612	\$199.85	TWO STORY
50-22-10-301-073	44875 REVERE	12/20/23	WD	03-ARM'S LENGTH	\$586,000	\$240,980	41.12	\$481,957	\$102,275	\$483,725	\$394,680	1.226	2,528	\$191.35	TWO STORY
50-22-10-301-042	44896 PAINE	01/24/24	PTA	03-ARM'S LENGTH	\$500,000	\$223,290	44.66	\$446,570	\$102,275	\$397,725	\$357,895	1.111	2,261	\$175.91	TWO STORY
50-22-10-301-245	45120 BARTLETT	02/16/24	PTA	03-ARM'S LENGTH	\$570,237	\$262,700	46.07	\$525,395	\$98,000	\$472,237	\$444,278	1.063	2,261	\$208.86	TWO STORY
ALL STYLES	1.100									\$7,641,184	\$7,047,161	1.084			
trended up uniform with market															
outliers															
50-22-10-301-224	45254 BARTLETT	06/15/22	PTA	03-ARM'S LENGTH	\$630,000	\$320,260	50.83	\$640,510	\$118,875	\$511,125	\$542,240	0.943	2,992	\$170.83	TWO STORY
50-22-10-301-147	45227 BARTLETT	08/31/22	PTA	03-ARM'S LENGTH	\$555,000	\$281,430	50.71	\$562,855	\$98,000	\$457,000	\$483,217	0.946	3,013	\$151.68	TWO STORY
50-22-10-301-160	28322 WOLCOTT	10/05/22	PTA	03-ARM'S LENGTH	\$559,999	\$282,640	50.47	\$565,286	\$98,000	\$461,999	\$485,744	0.951	2,654	\$174.08	TWO STORY
R1023	TOWNES AT LIBERTY PARK OCCP 1705														
50-22-10-376-136	27891 HOPKINS	06/17/22	PTA	03-ARM'S LENGTH	\$242,000	\$115,470	47.71	\$230,943	\$47,000	\$195,000	\$129,720	1.503	1,080	\$180.56	ONE STORY
50-22-10-376-124	27935 HOPKINS	08/05/22	PTA	03-ARM'S LENGTH	\$220,000	\$113,300	51.50	\$226,607	\$48,376	\$171,624	\$125,692	1.365	1,080	\$158.91	ONE STORY
50-22-10-376-100	28013 HOPKINS	10/06/22	PTA	03-ARM'S LENGTH	\$250,000	\$117,460	46.98	\$234,927	\$48,376	\$201,624	\$131,559	1.533	1,080	\$186.69	ONE STORY
1 STY	1.470									\$568,248	\$386,971	1.468			
outlier															
50-22-10-376-138	27887 HOPKINS	02/15/24	PTA	03-ARM'S LENGTH	\$265,000	\$115,470	43.57	\$230,943	\$47,000	\$218,000	\$129,720	1.681	1,080	\$201.85	ONE STORY
1 STY B	1.100														
no sales during study period; trended up uniform with market															
50-22-10-376-043	44730 GWINNETT	06/30/22	PTA	03-ARM'S LENGTH	\$218,000	\$102,700	47.11	\$205,408	\$48,376	\$169,624	\$173,325	0.979	1,212	\$139.95	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
2 STY	1.001									\$169,624	\$173,325	0.979			
only one older sale, trended up uniform with market															
50-22-10-376-067	44737 GWINNETT	01/27/23	PTA	03-ARM'S LENGTH	\$222,000	\$98,660	44.44	\$197,318	\$48,376	\$173,624	\$139,198	1.247	1,039	\$167.11	TWO STORY B
50-22-10-376-050	44708 GWINNETT	06/30/23	PTA	03-ARM'S LENGTH	\$227,000	\$99,240	43.72	\$198,470	\$48,376	\$178,624	\$140,275	1.273	1,051	\$169.96	TWO STORY B
50-22-10-376-051	44706 GWINNETT	12/08/23	WD	03-ARM'S LENGTH	\$250,000	\$98,660	39.46	\$197,318	\$48,376	\$201,624	\$139,198	1.448	1,039	\$194.06	TWO STORY B
50-22-10-376-085	44765 ELLERY	12/13/23	PTA	03-ARM'S LENGTH	\$264,000	\$98,660	37.37	\$197,318	\$48,376	\$215,624	\$139,198	1.549	1,039	\$207.53	TWO STORY B
50-22-10-376-086	44767 ELLERY	02/20/24	PTA	03-ARM'S LENGTH	\$243,000	\$99,240	40.84	\$198,470	\$48,376	\$194,624	\$140,275	1.387	1,051	\$185.18	TWO STORY B
2 STY B	1.200									\$964,120	\$698,144	1.381			
50-22-10-376-134	27895 HOPKINS	05/24/22	PTA	03-ARM'S LENGTH	\$250,000	\$115,860	46.34	\$231,724	\$47,000	\$203,000	\$174,268	1.165	1,248	\$162.66	TWO STORY C
50-22-10-376-319	28060 HOPKINS	09/16/22	PTA	03-ARM'S LENGTH	\$240,000	\$116,990	48.75	\$233,979	\$47,000	\$193,000	\$176,395	1.094	1,248	\$154.65	TWO STORY C
50-22-10-376-107	27989 HOPKINS	10/28/22	PTA	03-ARM'S LENGTH	\$233,000	\$119,680	51.36	\$239,350	\$48,267	\$184,733	\$180,267	1.025	1,248	\$148.02	TWO STORY C
50-22-10-376-103	27997 HOPKINS	12/15/22	PTA	03-ARM'S LENGTH	\$230,000	\$116,550	50.67	\$233,100	\$48,376	\$181,624	\$174,268	1.042	1,248	\$145.53	TWO STORY C
50-22-10-376-315	28037 HOPKINS	11/17/23	PTA	03-ARM'S LENGTH	\$260,000	\$116,990	45.00	\$233,979	\$47,000	\$213,000	\$176,395	1.208	1,248	\$170.67	TWO STORY C
2 STY C	1.100									\$975,357	\$881,593	1.106			
50-22-10-376-600	27896 HOPKINS	05/27/22	PTA	03-ARM'S LENGTH	\$350,000	\$157,320	44.95	\$314,648	\$47,000	\$303,000	\$232,737	1.302	1,520	\$199.34	TWO STORY D
50-22-10-376-536	44529 GWINNETT	06/24/22	PTA	03-ARM'S LENGTH	\$330,000	\$151,500	45.91	\$303,005	\$47,000	\$283,000	\$222,613	1.271	1,520	\$186.18	TWO STORY D
50-22-10-376-566	44593 ELLERY	06/30/22	PTA	03-ARM'S LENGTH	\$336,000	\$155,010	46.13	\$310,029	\$47,000	\$289,000	\$228,721	1.264	1,520	\$190.13	TWO STORY D
50-22-10-376-545	44580 ELLERY	10/17/22	PTA	03-ARM'S LENGTH	\$332,000	\$157,320	47.39	\$314,648	\$47,000	\$285,000	\$232,737	1.225	1,520	\$187.50	TWO STORY D
50-22-10-376-464	27976 MIDDLETON	10/21/22	PTA	03-ARM'S LENGTH	\$329,900	\$147,000	44.56	\$293,994	\$47,000	\$282,900	\$214,777	1.317	1,527	\$185.27	TWO STORY D
50-22-10-376-587	27994 HOPKINS	12/16/22	PTA	03-ARM'S LENGTH	\$325,000	\$151,500	46.62	\$303,005	\$47,000	\$278,000	\$222,613	1.249	1,520	\$182.89	TWO STORY D
50-22-10-376-246	27995 MIDDLETON	12/30/22	PTA	03-ARM'S LENGTH	\$330,000	\$145,900	44.21	\$291,794	\$47,000	\$283,000	\$212,864	1.329	1,520	\$186.18	TWO STORY D
50-22-10-376-509	44460 GWINNETT	01/19/23	WD	03-ARM'S LENGTH	\$330,000	\$155,010	46.97	\$310,029	\$47,000	\$283,000	\$228,721	1.237	1,520	\$186.18	TWO STORY D
50-22-10-376-586	27996 HOPKINS	09/15/23	WD	03-ARM'S LENGTH	\$350,000	\$157,320	44.95	\$314,648	\$47,000	\$303,000	\$232,737	1.302	1,520	\$199.34	TWO STORY D
50-22-10-376-561	44613 ELLERY	09/22/23	PTA	03-ARM'S LENGTH	\$338,198	\$155,010	45.83	\$310,029	\$47,000	\$291,198	\$228,721	1.273	1,520	\$191.58	TWO STORY D
50-22-10-376-518	28082 HEWES	10/19/23	WD	03-ARM'S LENGTH	\$325,000	\$157,320	48.41	\$314,648	\$47,000	\$278,000	\$232,737	1.194	1,520	\$182.89	TWO STORY D
50-22-10-376-504	44478 GWINNETT	12/07/23	PTA	03-ARM'S LENGTH	\$355,500	\$150,030	42.20	\$300,062	\$47,000	\$308,500	\$220,054	1.402	1,520	\$202.96	TWO STORY D
2 STY D	1.250									\$3,467,598	\$2,710,034	1.280			
R1024	DIXON MEADOWS OCCP 2195														
50-22-10-402-004	44216 SEDGWICK	09/06/23	PTA	03-ARM'S LENGTH	\$700,000	\$283,960	40.57	\$567,914	\$100,345	\$599,655	\$543,685	1.103	3,043	\$197.06	TWO STORY
ALL STYLES	1.100									\$599,655	\$543,685	1.103			
R1025	BOLINGBROOKE OCCP 2216														
50-22-10-281-009	43690 BOLINGBROOKE	05/11/22	PTA	03-ARM'S LENGTH	\$780,935	\$372,970	47.76	\$745,941	\$120,000	\$660,935	\$703,305	0.940	3,132	\$211.03	TWO STORY
50-22-10-281-007	43632 BOLINGBROOKE	05/13/22	PTA	03-ARM'S LENGTH	\$780,855	\$421,980	54.04	\$843,962	\$120,000	\$660,855	\$813,440	0.812	3,748	\$176.32	TWO STORY
50-22-10-281-002	43474 BOLINGBROOKE	06/13/22	PTA	03-ARM'S LENGTH	\$817,815	\$368,060	45.01	\$736,121	\$120,000	\$697,815	\$692,271	1.008	3,004	\$232.30	TWO STORY
50-22-10-281-011	43748 BOLINGBROOKE	06/22/22	PTA	03-ARM'S LENGTH	\$800,575	\$400,090	49.98	\$800,187	\$120,000	\$680,575	\$764,255	0.891	3,494	\$194.78	TWO STORY
50-22-10-281-038	43799 ELLESMERE	06/09/23	PTA	03-ARM'S LENGTH	\$1,010,000	\$404,270	40.03	\$808,544	\$132,000	\$878,000	\$760,162	1.155	3,498	\$251.00	TWO STORY
ALL STYLES	1.001									\$3,578,180	\$3,733,433	0.958			
trended up uniform with market															
R1026	LAKEVIEW OCCP #2277														
50-22-10-232-006	2240 OLD NOVI	05/02/22	PTA	03-ARM'S LENGTH	\$620,670	\$300,690	48.45	\$601,381	\$110,000	\$510,670	\$396,275	1.289	1,786	\$285.93	ONE STORY

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TWO STORY	1.200	1.350	1.500	1.650	1.800	1.800										
TWO STORY B	1.200	1.350	1.500	1.650	1.800	1.800										
BI-LEVEL	1.650	1.750	1.850	1.950	2.000	2.000										
TRI-LEVEL	1.650	1.750	1.850	1.950	2.000	2.000										
R1102 TOLLGATE WOODS																
50-22-11-253-026	41626 STEINBECK		06/02/22	PTA	03-ARM'S LENGTH	\$645,000	\$281,140	43.59	\$562,270	\$112,773	\$532,227	\$624,301	0.853	3,169	\$167.95	TWO STORY
50-22-11-277-034	41679 STEINBECK		05/08/23	PTA	03-ARM'S LENGTH	\$595,000	\$254,650	42.80	\$509,294	\$106,043	\$488,957	\$560,071	0.873	2,745	\$178.13	TWO STORY
50-22-11-253-001	41597 BURROUGHS		05/19/23	WD	03-ARM'S LENGTH	\$675,000	\$304,390	45.09	\$608,784	\$117,649	\$557,351	\$682,132	0.817	3,400	\$163.93	TWO STORY
50-22-11-277-032	41667 STEINBECK		05/31/23	PTA	03-ARM'S LENGTH	\$532,500	\$257,280	48.32	\$514,556	\$114,678	\$417,822	\$555,386	0.752	2,337	\$178.79	TWO STORY
50-22-11-277-009	41515 BURROUGHS		06/28/23	PTA	03-ARM'S LENGTH	\$625,000	\$290,890	46.54	\$581,783	\$117,002	\$507,998	\$645,529	0.787	3,316	\$153.20	TWO STORY
50-22-11-277-029	41643 STEINBECK		06/28/23	PTA	03-ARM'S LENGTH	\$515,000	\$256,860	49.88	\$513,712	\$113,138	\$401,862	\$556,353	0.722	2,299	\$174.80	TWO STORY
ALL STYLES	0.800										\$2,906,217	\$3,623,772	0.802			
R1120 SARATOGA CIRCLE OCCP 946																
50-22-11-108-050	43032 EMERSON		10/14/22	PTA	03-ARM'S LENGTH	\$450,000	\$215,210	47.82	\$430,415	\$92,307	\$357,693	\$388,630	0.920	2,481	\$144.17	TWO STORY
50-22-11-108-009	43030 ALCOTT		08/29/23	PTA	03-ARM'S LENGTH	\$475,000	\$223,370	47.03	\$446,730	\$92,277	\$382,723	\$407,417	0.939	2,634	\$145.30	TWO STORY B
50-22-11-108-027	43145 EMERSON		10/02/23	PTA	03-ARM'S LENGTH	\$415,000	\$213,420	51.43	\$426,849	\$83,277	\$331,723	\$394,910	0.840	2,509	\$132.21	TWO STORY
50-22-11-108-046	43064 EMERSON		10/13/23	PTA	03-ARM'S LENGTH	\$500,000	\$238,730	47.75	\$477,452	\$92,307	\$407,693	\$442,695	0.921	2,455	\$166.07	TWO STORY
ALL STYLES	0.900										\$1,479,832	\$1,633,653	0.906			
outlier																
50-22-11-108-043	43096 EMERSON		08/05/22	PTA	03-ARM'S LENGTH	\$450,000	\$239,630	53.25	\$479,265	\$92,307	\$357,693	\$444,779	0.804	2,518	\$142.05	TWO STORY
R1121 VISTA HILLS OCCP 822																
50-22-11-154-018	42940 SANDSTONE		06/02/22	PTA	03-ARM'S LENGTH	\$418,000	\$213,160	51.00	\$426,328	\$97,411	\$320,589	\$419,003	0.765	2,452	\$130.75	TWO STORY
50-22-11-151-004	29017 HEARTHSTONE		06/13/22	PTA	03-ARM'S LENGTH	\$495,000	\$246,940	49.89	\$493,878	\$92,661	\$402,339	\$511,104	0.787	2,900	\$138.74	TWO STORY
50-22-11-154-020	42984 SANDSTONE		06/22/22	PTA	03-ARM'S LENGTH	\$435,000	\$201,470	46.31	\$402,942	\$97,411	\$337,589	\$389,211	0.867	2,153	\$156.80	TWO STORY
50-22-11-178-007	42797 BROOKSTONE		08/18/22	PTA	03-ARM'S LENGTH	\$485,000	\$229,990	47.42	\$459,975	\$97,411	\$387,589	\$461,865	0.839	2,414	\$160.56	TWO STORY
50-22-11-177-033	42806 BROOKSTONE		12/02/22	PTA	03-ARM'S LENGTH	\$544,900	\$210,180	38.57	\$420,359	\$106,911	\$437,989	\$399,297	1.097	2,426	\$180.54	TWO STORY
50-22-11-151-010	28933 HEARTHSTONE		12/12/22	PTA	03-ARM'S LENGTH	\$435,000	\$234,270	53.86	\$468,534	\$95,391	\$339,609	\$475,341	0.714	2,360	\$143.90	TWO STORY
50-22-11-154-022	43028 SANDSTONE		05/01/23	PTA	03-ARM'S LENGTH	\$568,000	\$249,160	43.87	\$498,318	\$127,281	\$440,719	\$472,659	0.932	2,580	\$170.82	TWO STORY
50-22-11-180-007	42675 SANDSTONE		08/17/23	PTA	03-ARM'S LENGTH	\$560,000	\$234,810	41.93	\$469,622	\$106,911	\$453,089	\$462,052	0.981	2,436	\$186.00	TWO STORY
50-22-11-154-006	28826 HEARTHSTONE		10/02/23	PTA	03-ARM'S LENGTH	\$575,000	\$229,120	39.85	\$458,230	\$97,411	\$477,589	\$459,642	1.039	2,818	\$169.48	TWO STORY
50-22-11-177-038	42742 BROOKSTONE		12/18/23	PTA	03-ARM'S LENGTH	\$553,000	\$227,860	41.20	\$455,729	\$106,911	\$446,089	\$444,354	1.004	2,315	\$192.70	TWO STORY
ALL STYLES	0.900										\$4,043,190	\$4,494,529	0.900			
outlier																
50-22-11-153-006	28914 HEARTHSTONE		08/24/22	PTA	03-ARM'S LENGTH	\$445,000	\$257,950	57.97	\$515,900	\$97,411	\$347,589	\$533,107	0.652	2,971	\$116.99	TWO STORY
R1122 CAMDEN COURT OCCP 1225																
50-22-11-127-005	29401 WHISTLER		04/22/22	PTA	03-ARM'S LENGTH	\$500,000	\$228,540	45.71	\$457,073	\$83,439	\$416,561	\$415,149	1.003	2,657	\$156.78	TWO STORY
50-22-11-129-010	42649 FAULKNER		09/16/22	PTA	03-ARM'S LENGTH	\$430,000	\$206,860	48.11	\$413,725	\$83,439	\$346,561	\$366,984	0.944	2,367	\$146.41	TWO STORY
50-22-11-128-001	42708 FAULKNER		10/17/22	PTA	03-ARM'S LENGTH	\$429,500	\$214,870	50.03	\$429,733	\$83,439	\$346,061	\$384,771	0.899	1,880	\$184.08	TWO STORY B
50-22-11-130-012	42614 WHITMAN		12/28/22	WD	03-ARM'S LENGTH	\$495,000	\$251,570	50.82	\$503,140	\$83,735	\$411,265	\$466,006	0.883	2,634	\$156.14	TWO STORY B
50-22-11-129-014	42601 FAULKNER		07/21/23	PTA	03-ARM'S LENGTH	\$445,000	\$202,980	45.61	\$405,969	\$83,439	\$361,561	\$358,367	1.009	2,253	\$160.48	TWO STORY
50-22-11-129-011	42637 FAULKNER		09/27/23	PTA	03-ARM'S LENGTH	\$435,000	\$203,150	46.70	\$406,303	\$83,439	\$351,561	\$358,738	0.980	2,203	\$159.58	TWO STORY

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ALL STYLES	0.950									\$2,233,570	\$2,350,014	0.950			
R1123	MEADOWBROOK TOWNHOMES OCCP 1213														
50-22-11-226-036	41752 BROWNSTONE	04/29/22	PTA	03-ARM'S LENGTH	\$319,000	\$144,620	45.34	\$289,240	\$62,530	\$256,470	\$249,132	1.029	1,533	\$167.30	TWO STORY
50-22-11-226-048	41670 MITCHELL	05/09/22	PTA	03-ARM'S LENGTH	\$335,000	\$136,990	40.89	\$273,979	\$62,530	\$272,470	\$232,362	1.173	1,448	\$188.17	TWO STORY
50-22-11-226-035	41774 BROWNSTONE	06/15/22	PTA	03-ARM'S LENGTH	\$330,000	\$149,880	45.42	\$299,765	\$62,530	\$267,470	\$260,698	1.026	1,577	\$169.61	TWO STORY
50-22-11-226-031	41818 BROWNSTONE	07/05/22	PTA	03-ARM'S LENGTH	\$342,000	\$138,730	40.56	\$277,458	\$62,530	\$279,470	\$236,185	1.183	1,418	\$197.09	TWO STORY
50-22-11-226-049	41666 MITCHELL	07/11/22	PTA	03-ARM'S LENGTH	\$299,000	\$143,500	47.99	\$286,997	\$62,530	\$236,470	\$246,667	0.959	1,404	\$168.43	TWO STORY
50-22-11-226-026	41838 BROWNSTONE	08/03/22	PTA	03-ARM'S LENGTH	\$320,000	\$142,110	44.41	\$284,223	\$62,530	\$257,470	\$243,619	1.057	1,420	\$181.32	TWO STORY
50-22-11-226-003	41861 YEATS	08/18/22	PTA	03-ARM'S LENGTH	\$282,500	\$140,650	49.79	\$281,292	\$62,530	\$219,970	\$240,398	0.915	1,477	\$148.93	TWO STORY
50-22-11-226-056	41620 MITCHELL	08/31/22	PTA	03-ARM'S LENGTH	\$295,000	\$141,550	47.98	\$283,100	\$62,530	\$232,470	\$242,385	0.959	1,533	\$151.64	TWO STORY
50-22-11-226-037	41748 BROWNSTONE	02/16/23	WD	03-ARM'S LENGTH	\$311,500	\$141,890	45.55	\$283,772	\$62,530	\$248,970	\$243,123	1.024	1,533	\$162.41	TWO STORY
50-22-11-226-157	41502 OCONNOR	02/24/23	PTA	03-ARM'S LENGTH	\$340,000	\$153,630	45.19	\$307,252	\$62,597	\$277,403	\$268,852	1.032	1,577	\$175.91	TWO STORY
50-22-11-226-166	41544 MITCHELL	03/15/23	PTA	03-ARM'S LENGTH	\$320,000	\$160,520	50.16	\$321,032	\$62,597	\$257,403	\$283,995	0.906	1,533	\$167.91	TWO STORY
50-22-11-226-161	41582 MITCHELL	04/14/23	PTA	03-ARM'S LENGTH	\$352,000	\$160,310	45.54	\$320,611	\$62,597	\$289,403	\$283,532	1.021	1,534	\$188.66	TWO STORY
50-22-11-226-122	29436 WESTON	07/20/23	WD	03-ARM'S LENGTH	\$325,000	\$146,980	45.22	\$293,956	\$62,597	\$262,403	\$254,241	1.032	1,477	\$177.66	TWO STORY
50-22-11-226-028	41830 BROWNSTONE	07/31/23	WD	03-ARM'S LENGTH	\$346,000	\$153,510	44.37	\$307,010	\$62,530	\$283,470	\$268,659	1.055	1,806	\$156.96	TWO STORY
50-22-11-226-132	29340 DOUGLAS	10/09/23	PTA	03-ARM'S LENGTH	\$355,000	\$175,180	49.35	\$350,350	\$62,597	\$292,403	\$316,212	0.925	1,781	\$164.18	TWO STORY
50-22-11-226-171	41487 MITCHELL	10/19/23	PTA	03-ARM'S LENGTH	\$393,000	\$169,140	43.04	\$338,280	\$62,597	\$330,403	\$302,948	1.091	1,926	\$171.55	TWO STORY
ALL STYLES	1.020									\$4,264,118	\$4,173,005	1.022			
R1124	TOLLGATE RAVINES OCCP 1312														
50-22-11-278-017	29084 EASTMAN	04/26/22	PTA	03-ARM'S LENGTH	\$533,000	\$262,670	49.28	\$525,330	\$89,856	\$443,144	\$624,783	0.709	2,578	\$171.89	TWO STORY
50-22-11-278-026	29138 EASTMAN	05/09/22	WD	03-ARM'S LENGTH	\$470,000	\$234,180	49.83	\$468,360	\$89,856	\$380,144	\$543,047	0.700	2,155	\$176.40	TWO STORY
50-22-11-280-005	41609 CUMMINGS	06/30/22	PTA	03-ARM'S LENGTH	\$460,000	\$224,390	48.78	\$448,788	\$89,856	\$370,144	\$514,967	0.719	2,508	\$147.59	TWO STORY
50-22-11-278-036	41584 THOREAU	07/11/22	PTA	03-ARM'S LENGTH	\$610,000	\$291,540	47.79	\$583,075	\$89,856	\$520,144	\$707,631	0.735	2,985	\$174.25	TWO STORY
50-22-11-278-038	29170 HEMINGWAY	08/19/22	PTA	03-ARM'S LENGTH	\$480,000	\$223,620	46.59	\$447,235	\$89,856	\$390,144	\$512,739	0.761	2,508	\$155.56	TWO STORY
50-22-11-278-042	41529 TWAIN	12/12/22	WD	03-ARM'S LENGTH	\$440,000	\$226,780	51.54	\$453,551	\$89,856	\$350,144	\$521,801	0.671	2,552	\$137.20	TWO STORY
50-22-11-280-006	41601 CUMMINGS	02/21/24	PTA	03-ARM'S LENGTH	\$467,000	\$224,670	48.11	\$449,338	\$89,856	\$377,144	\$515,756	0.731	2,508	\$150.38	TWO STORY
ALL STYLES	0.720									\$2,831,008	\$3,940,725	0.718			
R1125	TOLLGATE WOODS III CONDO														
50-22-11-255-043	41767 STEINBECK	04/01/22	PTA	03-ARM'S LENGTH	\$730,000	\$345,760	47.36	\$691,524	\$119,482	\$610,518	\$742,912	0.822	3,392	\$179.99	TWO STORY
50-22-11-255-002	29156 HOLMES	06/01/22	PTA	03-ARM'S LENGTH	\$725,000	\$335,360	46.26	\$670,722	\$119,482	\$605,518	\$715,896	0.846	2,824	\$214.42	TWO STORY
50-22-11-255-022	41818 STEINBECK	07/21/22	WD	03-ARM'S LENGTH	\$635,000	\$305,520	48.11	\$611,045	\$119,482	\$515,518	\$638,394	0.808	2,813	\$183.26	TWO STORY
50-22-11-255-010	41901 WOLFE	07/29/22	PTA	03-ARM'S LENGTH	\$563,400	\$274,860	48.79	\$549,716	\$119,482	\$443,918	\$558,745	0.794	2,756	\$161.07	TWO STORY
50-22-11-255-053	41829 STEINBECK	12/29/22	PTA	03-ARM'S LENGTH	\$610,000	\$341,150	55.93	\$682,293	\$119,482	\$490,518	\$730,923	0.671	3,456	\$141.93	TWO STORY
50-22-11-255-001	29168 HOLMES	05/17/23	WD	03-ARM'S LENGTH	\$688,700	\$319,730	46.43	\$639,463	\$121,934	\$566,766	\$672,116	0.843	3,116	\$181.89	TWO STORY
50-22-11-255-009	41895 WOLFE	10/13/23	PTA	03-ARM'S LENGTH	\$650,000	\$326,470	50.23	\$652,931	\$119,482	\$530,518	\$692,791	0.766	3,129	\$169.55	TWO STORY
50-22-11-255-028	41792 STEINBECK	10/16/23	PTA	03-ARM'S LENGTH	\$619,000	\$304,260	49.15	\$608,524	\$119,482	\$499,518	\$635,120	0.786	2,829	\$176.57	TWO STORY
ALL STYLES	0.790									\$4,262,792	\$5,386,896	0.791			
R1201	SUMMIT / SPRING VALLEY / WILDWOOD														
50-22-12-351-004	28680 SUMMIT	06/24/22	PTA	03-ARM'S LENGTH	\$645,000	\$297,500	46.12	\$594,994	\$258,235	\$386,765	\$325,371	1.189	2,190	\$176.61	TWO STORY
50-22-12-101-017	28815 SUMMIT	10/26/22	PTA	03-ARM'S LENGTH	\$568,275	\$287,760	50.64	\$575,524	\$171,036	\$397,239	\$390,810	1.016	3,344	\$118.79	ONE STORY B
50-22-12-301-007	28640 SUMMIT	02/07/23	PTA	03-ARM'S LENGTH	\$389,550	\$180,330	46.29	\$360,658	\$161,032	\$228,518	\$192,875	1.185	2,364	\$96.67	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
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50-0 1.100

R1550 SEC 15 N/I-96

no sales during study period; trended up uniform with market

ALL STYLES

100-91 1.001
 90-81 1.001
 80-71 1.001
 70-61 1.001
 60-51 1.001
 50-0 1.001

R1551 SEC 15 S/I-96

50-22-15-453-005	26030 CLARK	07/14/22	PTA	03-ARM'S LENGTH	\$402,000	\$190,720	47.44	\$399,076	\$60,383	\$341,617	\$250,884	1.362	1,682	\$203.10	ONE STORY B
50-22-15-351-051	45300 ELEVEN MILE	08/11/22	PTA	03-ARM'S LENGTH	\$432,000	\$224,710	52.02	\$449,428	\$106,694	\$308,908	\$185,976	1.661	2,074	\$148.94	TWO STORY B

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
ONE STORY	1.100	1.150	1.200	1.200	1.250	1.300
ONE STORY B	1.100	1.250	1.350	1.500	1.700	1.750
ONE STORY C	1.100	1.250	1.350	1.500	1.700	1.750
TWO STORY	1.100	1.250	1.350	1.500	1.700	1.750
TWO STORY B	1.100	1.250	1.350	1.500	1.700	1.750
TRI-LEVEL	1.100	1.150	1.200	1.200	1.250	1.300

\$650,525 \$436,860 1.489

R1620 ANDES HILLS OCCP 784

50-22-16-451-056	45435 ANDES HILLS	09/09/22	PTA	03-ARM'S LENGTH	\$331,000	\$151,550	45.79	\$303,094	\$58,108	\$272,892	\$213,031	1.281	1,404	\$194.37	ONE STORY B
50-22-16-451-061	45485 ANDES HILLS	01/18/23	PTA	03-ARM'S LENGTH	\$360,000	\$176,790	49.11	\$353,578	\$58,108	\$301,892	\$256,930	1.175	1,374	\$219.72	ONE STORY B

ALL STYLES 1.200 \$574,784 \$469,962 1.223

R1621 ASBURY PARK

50-22-16-300-060	26492 MANDALAY	10/13/22	WD	03-ARM'S LENGTH	\$1,250,000	\$600,880	48.07	\$1,201,765	\$201,110	\$1,048,890	\$1,205,608	0.870	5,808	\$180.59	TWO STORY
50-22-16-300-077	26335 MANDALAY	10/27/23	PTA	03-ARM'S LENGTH	\$950,000	\$482,610	50.80	\$965,226	\$201,110	\$748,890	\$920,622	0.813	3,679	\$203.56	TWO STORY

ALL STYLES 0.830 \$1,797,780 \$2,126,230 0.846

R1650 SEC 16 N/I-96

no sales during study period; trended up uniform with market

ALL STYLES

100-91 1.200
 90-81 1.350
 80-71 1.500
 70-61 1.650
 60-51 1.800
 50-0 1.950

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R1651	SEC 16 S/I-96	-- see also R0350, R1750, R2951, R3250, R3350, R3450													
50-22-16-300-006	26270 BECK	04/15/22	PTA	03-ARM'S LENGTH	\$345,000	\$144,880	41.99	\$289,753	\$80,575	\$264,425	\$149,413	1.770	1,767	\$149.65	TWO STORY B
50-22-16-451-018	45950 ELEVEN MILE	03/08/24	PTA	03-ARM'S LENGTH	\$1,355,000	\$579,580	42.77	\$1,159,151	\$195,054	\$1,159,946	\$918,188	1.263	4,959	\$233.91	TWO STORY B

ALL STYLES

100-91	1.000
90-81	1.100
80-71	1.200
70-61	1.250
60-51	1.350
50-0	1.450

\$1,424,371 \$1,067,600 1.334

R1720 THE VILLAS AT STONEBROOK, OCCP 2270

50-22-17-301-051	48827 WINDFALL	04/18/22	WD	03-ARM'S LENGTH	\$589,112	\$290,860	49.37	\$581,727	\$101,974	\$487,138	\$510,376	0.954	2,469	\$197.30	TWO STORY
50-22-17-301-004	48864 WINDFALL	09/28/22	WD	03-ARM'S LENGTH	\$622,365	\$290,920	46.74	\$581,847	\$101,974	\$520,391	\$510,503	1.019	2,469	\$210.77	TWO STORY
50-22-17-301-003	48870 WINDFALL	09/30/22	PTA	03-ARM'S LENGTH	\$641,740	\$292,000	45.50	\$584,008	\$101,974	\$539,766	\$512,802	1.053	2,469	\$218.62	TWO STORY
50-22-17-301-040	48773 ROCKVIEW	08/11/23	PTA	03-ARM'S LENGTH	\$550,000	\$274,990	50.00	\$549,970	\$101,974	\$448,026	\$476,592	0.940	2,349	\$190.73	TWO STORY

2 STY

1.001

\$1,995,321 \$2,010,272 0.993

outlier

50-22-17-301-001	48894 WINDFALL	06/30/22	PTA	03-ARM'S LENGTH	\$700,000	\$289,940	41.42	\$579,880	\$101,974	\$598,026	\$508,411	1.176	2,467	\$242.41	TWO STORY
50-22-17-301-050	48847 WINDFALL	04/14/22	PTA	03-ARM'S LENGTH	\$583,905	\$287,850	49.30	\$575,701	\$101,974	\$481,931	\$434,612	1.109	1,860	\$259.10	ONE STORY
50-22-17-301-076	48738 ROCKVIEW	04/29/22	PTA	03-ARM'S LENGTH	\$536,790	\$243,270	45.32	\$486,535	\$101,974	\$434,816	\$352,808	1.232	1,716	\$253.39	ONE STORY
50-22-17-301-077	48756 ROCKVIEW	06/28/22	PTA	03-ARM'S LENGTH	\$499,000	\$246,890	49.48	\$493,775	\$101,974	\$397,026	\$359,450	1.105	1,734	\$228.97	ONE STORY
50-22-17-301-002	48888 WINDFALL	07/21/22	PTA	03-ARM'S LENGTH	\$630,000	\$281,160	44.63	\$562,328	\$101,974	\$528,026	\$422,343	1.250	1,834	\$287.91	ONE STORY
50-22-17-301-078	48762 ROCKVIEW	08/19/22	WD	03-ARM'S LENGTH	\$529,990	\$247,870	46.77	\$495,743	\$101,715	\$428,275	\$361,494	1.185	1,734	\$246.99	ONE STORY
50-22-17-301-080	48788 ROCKVIEW	09/30/22	PTA	03-ARM'S LENGTH	\$523,500	\$272,230	52.00	\$544,469	\$101,715	\$421,785	\$406,196	1.038	1,734	\$243.24	ONE STORY
50-22-17-301-038	48749 ROCKVIEW	11/08/22	PTA	03-ARM'S LENGTH	\$480,000	\$263,080	54.81	\$526,153	\$101,715	\$378,285	\$389,393	0.971	1,614	\$234.38	ONE STORY
50-22-17-301-075	48732 ROCKVIEW	03/01/23	PTA	03-ARM'S LENGTH	\$499,990	\$248,450	49.69	\$496,907	\$101,974	\$398,016	\$362,324	1.099	1,734	\$229.54	ONE STORY
50-22-17-301-071	48672 ROCKVIEW	02/21/24	PTA	03-ARM'S LENGTH	\$523,250	\$273,990	52.36	\$547,971	\$101,715	\$421,535	\$409,409	1.030	1,734	\$243.10	ONE STORY

1 STY

1.100

\$3,889,695 \$3,498,029 1.112

R1750 SEC 17 & 18 ACREAGE -- see also R0350, R2650, R2850, R2951, R2952, R3050, R3250, R3350, R3450

no sales during study period; trended up uniform with market

ALL STYLES

100-91	1.000
90-81	1.100
80-71	1.200
70-61	1.250
60-51	1.350
50-0	1.450

R1820 ISLAND LK VINEYARDS OCCP 1271

50-22-18-427-013	26577 ANCHORAGE	06/03/22	PTA	03-ARM'S LENGTH	\$1,025,000	\$513,970	50.14	\$1,027,940	\$159,508	\$865,492	\$1,028,948	0.841	4,790	\$180.69	TWO STORY
50-22-18-429-007	26481 CRESTWOOD	06/29/22	PTA	03-ARM'S LENGTH	\$800,000	\$351,950	43.99	\$703,900	\$159,508	\$640,492	\$645,014	0.993	3,194	\$200.53	TWO STORY
50-22-18-426-006	26391 GLENWOOD	07/20/22	PTA	03-ARM'S LENGTH	\$950,000	\$469,130	49.38	\$938,266	\$176,448	\$773,552	\$902,628	0.857	3,992	\$193.78	TWO STORY
50-22-18-429-008	26497 CRESTWOOD	08/01/22	PTA	03-ARM'S LENGTH	\$950,000	\$435,720	45.87	\$871,441	\$159,384	\$790,616	\$843,669	0.937	4,075	\$194.02	TWO STORY
50-22-18-428-009	49852 LEYLAND	09/20/22	PTA	03-ARM'S LENGTH	\$975,000	\$441,370	45.27	\$882,744	\$161,719	\$813,281	\$854,295	0.952	4,440	\$183.17	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-18-428-007	26535 GLENWOOD	11/10/22	WD	03-ARM'S LENGTH	\$945,000	\$478,940	50.68	\$957,873	\$161,366	\$783,634	\$943,729	0.830	4,031	\$194.40	TWO STORY
50-22-18-426-009	49709 LEYLAND	01/20/23	PTA	03-ARM'S LENGTH	\$972,000	\$409,450	42.12	\$818,909	\$178,167	\$793,833	\$759,173	1.046	3,465	\$229.10	TWO STORY
50-22-18-428-013	49788 LEYLAND	04/20/23	PTA	03-ARM'S LENGTH	\$810,000	\$377,040	46.55	\$754,071	\$159,508	\$650,492	\$704,459	0.923	3,564	\$182.52	TWO STORY
50-22-18-427-011	26553 ANCHORAGE	06/20/23	PTA	03-ARM'S LENGTH	\$880,000	\$419,420	47.66	\$838,847	\$159,508	\$720,492	\$804,904	0.895	3,321	\$216.95	TWO STORY
50-22-18-428-008	26551 GLENWOOD	12/11/23	PTA	03-ARM'S LENGTH	\$915,000	\$475,530	51.97	\$951,060	\$159,508	\$755,492	\$937,858	0.806	4,631	\$163.14	TWO STORY

ALL STYLES **0.900** \$7,587,376 \$8,424,676 0.901

R1821 ISLAND LK ARBORS OCCP 1358

50-22-18-401-069	50009 STREAMWOOD	04/04/22	PTA	03-ARM'S LENGTH	\$485,000	\$211,930	43.70	\$423,864	\$87,751	\$397,249	\$368,141	1.079	2,383	\$166.70	TWO STORY B
50-22-18-401-051	26300 FIELDSTONE	04/21/22	PTA	03-ARM'S LENGTH	\$430,000	\$212,530	49.43	\$425,067	\$87,751	\$342,249	\$348,827	0.981	2,060	\$166.14	TWO STORY D
50-22-18-401-065	26380 ISLAND LAKE	05/12/22	PTA	03-ARM'S LENGTH	\$486,000	\$230,940	47.52	\$461,876	\$87,751	\$398,249	\$409,775	0.972	2,719	\$146.47	TWO STORY B
50-22-18-401-050	26302 FIELDSTONE	06/13/22	PTA	03-ARM'S LENGTH	\$435,000	\$201,240	46.26	\$402,476	\$87,751	\$347,249	\$325,465	1.067	2,060	\$168.57	TWO STORY D
50-22-18-401-078	26357 FIELDSTONE	06/17/22	PTA	03-ARM'S LENGTH	\$485,000	\$229,630	47.35	\$459,260	\$87,751	\$397,249	\$406,910	0.976	2,331	\$170.42	TWO STORY C
50-22-18-401-077	26359 FIELDSTONE	07/06/22	PTA	03-ARM'S LENGTH	\$470,000	\$216,850	46.14	\$433,701	\$87,751	\$382,249	\$378,916	1.009	2,383	\$160.41	TWO STORY B
50-22-18-401-067	26384 ISLAND LAKE	08/26/22	PTA	03-ARM'S LENGTH	\$422,000	\$205,230	48.63	\$410,464	\$87,751	\$334,249	\$333,726	1.002	2,060	\$162.26	TWO STORY D
50-22-18-401-099	26170 FIELDSTONE	09/09/22	PTA	03-ARM'S LENGTH	\$407,000	\$205,980	50.61	\$411,952	\$87,751	\$319,249	\$335,265	0.952	2,060	\$154.98	TWO STORY D
50-22-18-401-123	26199 FIELDSTONE	10/13/22	PTA	03-ARM'S LENGTH	\$435,000	\$207,190	47.63	\$414,378	\$87,751	\$347,249	\$337,774	1.028	2,060	\$168.57	TWO STORY D
50-22-18-401-060	49972 BLACKBERRY	01/17/23	PTA	03-ARM'S LENGTH	\$495,000	\$232,470	46.96	\$464,930	\$87,751	\$407,249	\$413,120	0.986	2,383	\$170.90	TWO STORY B
50-22-18-401-005	26436 FIELDSTONE	10/27/23	PTA	03-ARM'S LENGTH	\$507,000	\$223,590	44.10	\$447,176	\$87,751	\$419,249	\$393,675	1.065	2,383	\$175.93	TWO STORY B
50-22-18-401-087	26248 FIELDSTONE	11/02/23	PTA	03-ARM'S LENGTH	\$480,000	\$226,800	47.25	\$453,590	\$87,751	\$392,249	\$378,324	1.037	2,060	\$190.41	TWO STORY D
50-22-18-401-036	26415 FIELDSTONE	11/22/23	PTA	03-ARM'S LENGTH	\$494,000	\$221,190	44.78	\$442,378	\$87,751	\$406,249	\$388,420	1.046	2,371	\$171.34	TWO STORY B
50-22-18-401-061	49992 BLACKBERRY	03/14/24	PTA	03-ARM'S LENGTH	\$475,000	\$228,470	48.10	\$456,944	\$87,751	\$387,249	\$381,792	1.014	2,063	\$187.71	TWO STORY

ALL STYLES **1.010** \$5,277,486 \$5,200,130 1.015

outlier

50-22-18-401-086	26250 FIELDSTONE	08/18/22	PTA	03-ARM'S LENGTH	\$435,000	\$246,310	56.62	\$492,619	\$87,751	\$347,249	\$443,448	0.783	2,707	\$128.28	TWO STORY C
50-22-18-401-100	26168 FIELDSTONE	05/25/23	PTA	03-ARM'S LENGTH	\$430,000	\$238,750	55.52	\$477,505	\$87,751	\$342,249	\$426,894	0.802	2,383	\$143.62	TWO STORY B

R1822 ISLAND LK NTH WDS OCCP 1415 -- see also R1823

50-22-18-451-023	49698 TIMBER	06/09/22	PTA	03-ARM'S LENGTH	\$524,000	\$274,100	52.31	\$548,203	\$97,479	\$426,521	\$585,356	0.729	2,562	\$166.48	TWO STORY
50-22-18-451-020	49672 TIMBER	09/21/22	PTA	03-ARM'S LENGTH	\$522,000	\$267,230	51.19	\$534,457	\$97,479	\$424,521	\$567,504	0.748	2,658	\$159.71	TWO STORY
50-22-18-451-035	26029 ISLAND LAKE	04/14/23	PTA	03-ARM'S LENGTH	\$555,550	\$255,110	45.92	\$510,217	\$97,479	\$458,071	\$536,023	0.855	2,476	\$185.00	TWO STORY
50-22-18-451-018	49652 TIMBER	06/12/23	WD	03-ARM'S LENGTH	\$585,000	\$247,350	42.28	\$494,704	\$98,403	\$486,597	\$514,677	0.945	2,394	\$203.26	TWO STORY
50-22-18-451-033	26033 ISLAND LAKE	06/12/23	WD	03-ARM'S LENGTH	\$535,000	\$249,500	46.64	\$498,996	\$97,479	\$437,521	\$521,451	0.839	2,610	\$167.63	TWO STORY
50-22-18-451-011	49671 TIMBER	07/26/23	PTA	03-ARM'S LENGTH	\$560,000	\$259,440	46.33	\$518,875	\$97,479	\$462,521	\$547,268	0.845	2,476	\$186.80	TWO STORY
50-22-18-451-007	49645 TIMBER	10/10/23	PTA	03-ARM'S LENGTH	\$580,000	\$273,300	47.12	\$546,609	\$97,479	\$482,521	\$583,286	0.827	2,700	\$178.71	TWO STORY

ALL STYLES **0.820** \$3,178,273 \$3,855,564 0.824

outlier

50-22-18-451-021	49674 TIMBER	11/08/22	WD	03-ARM'S LENGTH	\$495,000	\$262,480	53.03	\$524,950	\$97,479	\$397,521	\$593,710	0.670	2,802	\$141.87	TWO STORY D
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R1823 ISLAND LK EAST ARBORS OCCP 1659 --see also R1822

no sales during study period; trended up uniform with market

ALL STYLES **1.001**

R1824 KNIGHTSBRIDGE GATE

50-22-18-101-204	27647 HARRINGTON	04/20/22	PTA	03-ARM'S LENGTH	\$540,000	\$265,240	49.12	\$530,476	\$93,104	\$446,896	\$499,854	0.894	2,692	\$166.01	TWO STORY
50-22-18-101-177	27629 ALBERT	05/13/22	PTA	03-ARM'S LENGTH	\$563,000	\$254,310	45.17	\$508,616	\$92,695	\$470,305	\$475,338	0.989	2,385	\$197.19	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R1920 ISLAND LK NTH BAY OCCP 1413															
50-22-19-101-008	26024 ISLAND LAKE	07/27/22	PTA	03-ARM'S LENGTH	\$700,000	\$338,740	48.39	\$677,483	\$164,257	\$535,743	\$583,211	0.919	2,562	\$209.11	TWO STORY
50-22-19-101-031	25870 ISLAND LAKE	08/12/22	PTA	03-ARM'S LENGTH	\$725,000	\$353,780	48.80	\$707,553	\$163,980	\$561,020	\$617,697	0.908	2,788	\$201.23	TWO STORY D
50-22-19-101-020	25946 ISLAND LAKE	09/07/22	PTA	03-ARM'S LENGTH	\$680,000	\$336,810	49.53	\$673,610	\$164,987	\$515,013	\$577,981	0.891	2,562	\$201.02	TWO STORY
50-22-19-101-021	25926 ISLAND LAKE	10/17/22	PTA	03-ARM'S LENGTH	\$680,000	\$342,350	50.35	\$684,698	\$163,980	\$516,020	\$591,725	0.872	2,562	\$201.41	TWO STORY
50-22-19-101-042	25784 ISLAND LAKE	02/21/23	PTA	03-ARM'S LENGTH	\$685,000	\$329,570	48.11	\$659,140	\$163,992	\$521,008	\$556,346	0.936	2,658	\$196.02	TWO STORY C
50-22-19-101-014	25976 ISLAND LAKE	12/14/23	PTA	03-ARM'S LENGTH	\$650,000	\$327,320	50.36	\$654,638	\$163,980	\$486,020	\$551,301	0.882	2,476	\$196.29	TWO STORY C
ALL STYLES	0.900									\$3,134,824	\$3,478,261	0.901			
R1921 ISLAND LK SHRS NTH OCCP 1444															
50-22-19-203-023	25629 SHORELINE	10/28/22	WD	03-ARM'S LENGTH	\$1,950,000	\$898,950	46.10	\$1,797,897	\$437,694	\$1,512,306	\$1,225,408	1.234	5,004	\$302.22	TWO STORY
50-22-19-203-002	25553 SHORELINE	11/15/22	WD	ILTI PARCEL ARM'S LE	\$1,940,000	\$880,010	45.36	\$1,760,005	\$409,636	\$1,530,364	\$1,229,844	1.244	5,622	\$272.21	TWO STORY
50-22-19-203-007	25675 SHORELINE	01/31/24	PTA	03-ARM'S LENGTH	\$1,550,000	\$851,440	54.93	\$1,702,870	\$396,594	\$1,153,406	\$1,189,687	0.970	4,771	\$241.75	TWO STORY
ALL STYLES										\$4,196,076	\$3,644,939	1.151			
100-91	1.050														
90-81	1.100														
80-71	1.150														
70-61	1.150														
60-51	1.150														
50-0	1.150														
R1922 ISLAND LAKE RAVINE WEST OCCP 1271															
50-22-19-201-013	49732 TIMBER	05/27/22	PTA	03-ARM'S LENGTH	\$945,000	\$433,110	45.83	\$866,228	\$179,339	\$765,661	\$780,556	0.981	3,761	\$203.58	TWO STORY
50-22-19-201-002	25884 SHORELINE	04/18/23	PTA	03-ARM'S LENGTH	\$975,000	\$446,200	45.76	\$892,391	\$179,339	\$795,661	\$810,286	0.982	3,782	\$210.38	TWO STORY
ALL STYLES	0.950									\$1,561,322	\$1,590,842	0.981			
trended down uniform with market															
R1923 ISLAND LAKE ORCHARDS OCCP 1552															
50-22-19-478-014	24304 SAYBROOK	09/29/22	PTA	03-ARM'S LENGTH	\$850,000	\$433,430	50.99	\$866,852	\$186,438	\$663,562	\$879,088	0.755	3,559	\$186.45	TWO STORY B
50-22-19-377-080	50805 CHESAPEAKE	09/30/22	PTA	03-ARM'S LENGTH	\$1,034,000	\$495,000	47.87	\$990,008	\$194,235	\$839,765	\$1,028,131	0.817	5,229	\$160.60	TWO STORY
50-22-19-478-012	24252 SAYBROOK	02/26/24	WD	03-ARM'S LENGTH	\$922,000	\$404,120	43.83	\$808,244	\$180,967	\$741,033	\$810,435	0.914	3,172	\$233.62	TWO STORY B
ALL STYLES	0.830									\$2,244,360	\$2,717,654	0.826			
R1924 ISLAND LAKE SHORES SOUTH OCCP 1553															
50-22-19-401-002	50368 DRAKES BAY	07/21/22	PTA	03-ARM'S LENGTH	\$1,867,500	\$943,480	50.52	\$1,886,953	\$387,791	\$1,479,709	\$1,434,605	1.031	5,825	\$254.03	TWO STORY
50-22-19-176-002	51014 DRAKES BAY	11/08/22	PTA	03-ARM'S LENGTH	\$1,600,000	\$823,930	51.50	\$1,647,853	\$403,933	\$1,196,067	\$1,190,354	1.005	5,308	\$225.33	TWO STORY
ALL STYLES	1.020									\$2,675,776	\$2,624,959	1.019			
R1925 ISLAND LK STH HARBOR OCCP 1602															
50-22-19-427-038	24749 REEDS POINTE	06/10/22	PTA	03-ARM'S LENGTH	\$700,000	\$361,430	51.63	\$722,857	\$183,133	\$516,867	\$642,529	0.804	2,788	\$185.39	TWO STORY B
50-22-19-427-014	24905 REEDS POINTE	06/21/22	PTA	03-ARM'S LENGTH	\$700,000	\$329,960	47.14	\$659,916	\$184,069	\$515,931	\$566,485	0.911	2,476	\$208.37	TWO STORY B
50-22-19-427-052	24870 REEDS POINTE	02/23/23	PTA	03-ARM'S LENGTH	\$515,000	\$223,930	43.48	\$447,864	\$92,133	\$422,867	\$487,303	0.868	2,420	\$174.74	TWO STORY C
50-22-19-427-036	24771 REEDS POINTE	03/08/23	WD	03-ARM'S LENGTH	\$750,000	\$357,190	47.63	\$714,388	\$183,133	\$566,867	\$632,446	0.896	2,610	\$217.19	TWO STORY

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50-22-19-427-012	24927 REEDS POINTE	10/27/23	PTA	03-ARM'S LENGTH	\$725,000	\$342,230	47.20	\$684,457	\$183,133	\$541,867	\$596,814	0.908	2,610	\$207.61	TWO STORY
ALL STYLES	0.880									\$2,564,399	\$2,925,577	0.877			
trended up uniform with market outlier															
50-22-19-427-010	24931 REEDS POINTE	11/22/23	WD	03-ARM'S LENGTH	\$598,500	\$340,280	56.86	\$680,559	\$183,133	\$415,367	\$592,174	0.701	2,658	\$156.27	TWO STORY B
R1926	ISLAND LAKE RAVINE WEST 2 OCCP 1271														
50-22-19-226-003	25627 HILLSDALE	11/09/23	WD	03-ARM'S LENGTH	\$845,000	\$373,980	44.26	\$747,962	\$171,518	\$673,482	\$702,981	0.958	3,434	\$196.12	TWO STORY B
50-22-19-228-002	25490 DOGWOOD	01/30/24	WD	03-ARM'S LENGTH	\$830,000	\$398,030	47.96	\$796,052	\$174,260	\$655,740	\$758,283	0.865	3,626	\$180.84	TWO STORY B
ALL STYLES	0.900									\$1,329,222	\$1,461,263	0.910			
R1927	ISLAND LK ORCHARDS DRAKES BAY OCCP 1552														
50-22-19-376-005	50241 DRAKES BAY	08/01/22	PTA	03-ARM'S LENGTH	\$965,000	\$494,510	51.24	\$989,029	\$171,042	\$793,958	\$973,794	0.815	3,997	\$198.64	TWO STORY
ALL STYLES	0.900									\$793,958	\$973,794	0.815			
trended up uniform with market -- see also R1926															
R1928	ISLAND LK ORCHARDS HIGHLANDS OCCP 1552														
-- see also R2020, R2021															
50-22-19-377-017	50721 CALVERT ISLE	05/26/22	PTA	03-ARM'S LENGTH	\$907,000	\$442,770	48.82	\$885,541	\$159,804	\$747,196	\$834,180	0.896	3,606	\$207.21	TWO STORY
50-22-19-376-044	24262 TERRA DEL MAR	07/11/22	PTA	03-ARM'S LENGTH	\$813,000	\$413,570	50.87	\$827,144	\$151,531	\$661,469	\$776,567	0.852	3,116	\$212.28	TWO STORY
50-22-19-377-063	24779 NEPAVINE	08/02/22	PTA	03-ARM'S LENGTH	\$760,000	\$350,180	46.08	\$700,350	\$159,804	\$600,196	\$621,317	0.966	2,980	\$201.41	TWO STORY
50-22-19-451-016	50345 LANGLEY	04/27/23	PTA	03-ARM'S LENGTH	\$815,000	\$385,060	47.25	\$770,114	\$159,678	\$655,322	\$701,651	0.934	3,244	\$202.01	TWO STORY
50-22-19-377-034	24688 NEPAVINE	01/18/24	PTA	03-ARM'S LENGTH	\$818,073	\$379,390	46.38	\$758,775	\$164,128	\$653,945	\$683,502	0.957	3,473	\$188.29	TWO STORY
ALL STYLES	0.920									\$3,318,128	\$3,617,217	0.917			
trended up uniform with market outlier															
50-22-19-451-008	50348 LANGLEY	05/02/23	PTA	03-ARM'S LENGTH	\$750,000	\$442,250	58.97	\$884,502	\$144,678	\$605,322	\$850,372	0.712	3,971	\$152.44	TWO STORY
R1929	THE PRESERVE AT ISLAND LAKE OCCP 2084														
50-22-19-378-027	24525 NEPAVINE	12/30/22	WD	03-ARM'S LENGTH	\$821,750	\$422,710	51.44	\$845,428	\$160,018	\$661,732	\$887,837	0.745	4,025	\$164.41	TWO STORY
50-22-19-378-006	50855 DENALI	05/30/23	PTA	03-ARM'S LENGTH	\$882,500	\$427,210	48.41	\$854,414	\$162,962	\$719,538	\$895,663	0.803	3,461	\$207.90	TWO STORY
50-22-19-378-021	50730 DENALI	08/04/23	PTA	03-ARM'S LENGTH	\$835,000	\$435,640	52.17	\$871,284	\$160,018	\$674,982	\$921,329	0.733	3,927	\$171.88	TWO STORY
ALL STYLES	0.760									\$2,056,252	\$2,704,829	0.760			
R1950	SEC 19 ACREAGE														
-- see also R0150, R0250, R0450, R1050, R1250, R2050, R2150, R2450, R2950, R3150, R3550															
ALL STYLES															
100-91	1.000														
90-81	1.050														
80-71	1.100														
70-61	1.150														
60-51	1.200														
50-0	1.200														
R2001	BIRCHWOODS														
50-22-20-152-027	24960 DELMONT	07/20/22	PTA	03-ARM'S LENGTH	\$439,000	\$209,190	47.65	\$418,387	\$112,567	\$326,433	\$294,058	1.110	1,784	\$182.98	ONE STORY B

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50-22-20-152-019	25153 BIRCHWOODS	11/30/23	PTA	03-ARM'S LENGTH	\$530,000	\$233,800	44.11	\$467,598	\$98,430	\$431,570	\$354,969	1.216	2,166	\$199.25	TWO STORY B
50-22-20-151-018	25152 BIRCHWOODS	03/28/24	WD	03-ARM'S LENGTH	\$503,000	\$230,850	45.89	\$461,696	\$101,825	\$401,175	\$346,030	1.159	2,031	\$197.53	TWO STORY B
ALL STYLES	1.090									\$1,159,178	\$995,057	1.165			
trended down uniform with market outlier															
50-22-20-152-004	25430 WIXOM	08/12/22	PTA	03-ARM'S LENGTH	\$500,000	\$254,490	50.90	\$508,987	\$90,414	\$409,586	\$402,474	1.018	1,964	\$208.55	ONE STORY B
R2002	NOTTINGHAM/PEBBLE RIDGE														
50-22-20-326-003	48832 PEBBLE	07/22/22	PTA	03-ARM'S LENGTH	\$493,000	\$259,520	52.64	\$519,039	\$99,482	\$393,518	\$493,596	0.797	2,865	\$137.35	ONE STORY B
1 STY-B	0.850									\$393,518	\$493,596	0.797			
50-22-20-327-009	48770 KENT	04/18/22	PTA	03-ARM'S LENGTH	\$515,000	\$262,500	50.97	\$525,004	\$118,135	\$396,865	\$457,156	0.868	2,424	\$163.72	TWO STORY B
50-22-20-177-005	48808 DELMONT	05/24/22	PTA	03-ARM'S LENGTH	\$615,000	\$285,590	46.44	\$571,170	\$115,158	\$499,842	\$512,373	0.976	2,623	\$190.56	TWO STORY B
50-22-20-376-031	24466 NOTTINGHAM	03/16/23	WD	03-ARM'S LENGTH	\$600,000	\$273,730	45.62	\$547,454	\$116,293	\$483,707	\$484,451	0.998	2,679	\$180.56	TWO STORY B
2 STY-B	0.950									\$1,380,414	\$1,453,980	0.949			
R2004	MOCKINGBIRD														
50-22-20-452-016	47681 ROCHESTER	08/21/23	PTA	03-ARM'S LENGTH	\$646,800	\$299,750	46.34	\$599,508	\$150,615	\$496,185	\$477,546	1.039	2,693	\$184.25	TWO STORY B
ALL STYLES	0.950									\$496,185	\$477,546	1.039			
trended up uniform with market															
R2005	GREENWOOD OAKS	-- see also R2006													
50-22-20-480-017	47431 CIDERMILL	05/25/22	WD	03-ARM'S LENGTH	\$530,000	\$259,650	48.99	\$519,307	\$112,444	\$417,556	\$496,174	0.842	2,663	\$156.80	TWO STORY
50-22-20-480-016	47445 GREENWICH	08/15/22	PTA	03-ARM'S LENGTH	\$580,000	\$279,620	48.21	\$559,231	\$130,055	\$449,945	\$523,385	0.860	2,850	\$157.88	TWO STORY
50-22-20-480-005	47535 GREENWICH	06/23/23	PTA	03-ARM'S LENGTH	\$725,101	\$319,370	44.04	\$638,748	\$119,936	\$605,165	\$632,698	0.956	3,246	\$186.43	TWO STORY
50-22-20-476-003	24402 HOLYOKE	06/29/22	PTA	03-ARM'S LENGTH	\$625,000	\$308,010	49.28	\$616,022	\$138,199	\$486,801	\$525,080	0.927	2,592	\$187.81	TWO STORY B
50-22-20-453-001	47655 GREENWICH	08/15/22	WD	03-ARM'S LENGTH	\$590,000	\$291,280	49.37	\$582,564	\$110,207	\$479,793	\$519,074	0.924	2,857	\$167.94	TWO STORY B
50-22-20-478-001	47619 GREENWICH	08/25/22	PTA	03-ARM'S LENGTH	\$610,000	\$290,620	47.64	\$581,236	\$119,896	\$490,104	\$506,967	0.967	3,065	\$159.90	TWO STORY B
50-22-20-477-002	24405 HOLYOKE	02/02/23	PTA	03-ARM'S LENGTH	\$620,000	\$312,920	50.47	\$625,836	\$120,078	\$499,922	\$555,778	0.899	3,005	\$166.36	TWO STORY B
50-22-20-452-002	47647 ROCHESTER	08/14/23	PTA	03-ARM'S LENGTH	\$615,000	\$297,620	48.39	\$595,245	\$128,037	\$486,963	\$513,415	0.948	3,064	\$158.93	TWO STORY B
ALL STYLES	0.920									\$3,916,249	\$4,272,572	0.917			
trended up uniform with market															
R2006	WARRINGTON MANOR	-- see also R2005													
ALL STYLES	0.920														
no sales; uniform with adjacent R2005															
R2020	ISLAND LK RAVINES ENCLAVE OCCP 1271	-- see also R1928, R2021													
ALL STYLES	0.920														
no sales; uniform move with adjacent R2021															
R2021	ISLAND LK RAVINES EAST OCCP 1271	-- see also R1928, R2020													
50-22-20-302-012	24982 SAMOSET	06/30/22	PTA	03-ARM'S LENGTH	\$765,000	\$351,980	46.01	\$703,962	\$137,631	\$627,369	\$647,976	0.968	3,187	\$196.85	TWO STORY
50-22-20-301-032	25006 ACORN	03/13/23	PTA	03-ARM'S LENGTH	\$750,000	\$351,390	46.85	\$702,782	\$134,508	\$615,492	\$650,199	0.947	3,064	\$200.88	TWO STORY

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70-61	1.150														
60-51	1.200														
50-0	1.200														

R2101 PIONEER MEADOWS															
50-22-21-103-005	47215 ELEVEN MILE	08/18/22	PTA	03-ARM'S LENGTH	\$280,000	\$136,610	48.79	\$273,222	\$65,565	\$214,435	\$125,853	1.704	1,285	\$166.88	ONE STORY B
50-22-21-103-031	25612 STRATH HAVEN	04/22/22	PTA	03-ARM'S LENGTH	\$430,000	\$179,550	41.76	\$359,093	\$73,749	\$356,251	\$196,789	1.810	2,325	\$153.23	TWO STORY C
50-22-21-151-011	25691 STRATH HAVEN	05/12/23	PTA	03-ARM'S LENGTH	\$400,000	\$169,760	42.44	\$339,524	\$76,644	\$323,356	\$175,253	1.845	2,220	\$145.66	TWO STORY

	STYLE	100-91	90-81	80-71	70-61	60-51	50-0			\$894,042	\$497,895	1.796			
	2 STY/TRI-LVL	1.100	1.200	1.400	1.500	1.500	1.500								
	ALL OTHER STYLES	1.100	1.250	1.450	1.600	1.650	1.700								

outlier															
50-22-21-101-026	25762 BECK	10/07/22	PTA	03-ARM'S LENGTH	\$549,900	\$272,230	49.51	\$544,468	\$76,173	\$473,727	\$450,284	1.052	2,298	\$206.15	ONE STORY B

R2102 LOCHMOOR VILLAGE															
50-22-21-128-004	25857 LOCHMOOR	06/09/22	PTA	03-ARM'S LENGTH	\$579,500	\$263,480	45.47	\$526,969	\$87,372	\$492,128	\$502,397	0.980	2,452	\$200.70	TWO STORY B
50-22-21-176-002	25852 LOCHMOOR	05/26/22	PTA	03-ARM'S LENGTH	\$640,000	\$276,160	43.15	\$552,313	\$92,174	\$547,826	\$525,873	1.042	2,452	\$223.42	TWO STORY B
50-22-21-178-012	25690 GROVELAND	05/30/23	PTA	03-ARM'S LENGTH	\$654,000	\$277,350	42.41	\$554,697	\$103,134	\$550,866	\$516,072	1.067	2,899	\$190.02	TWO STORY B

ALL STYLES	1.030									\$1,590,820	\$1,544,342	1.030			
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R2103 BRIARWOOD OF NOVI															
50-22-21-352-006	24363 BRAMBLEWOOD	05/04/22	PTA	03-ARM'S LENGTH	\$493,000	\$251,630	51.04	\$503,254	\$140,030	\$352,970	\$395,669	0.892	2,622	\$134.62	TWO STORY B
50-22-21-331-001	24626 REDWING	05/18/22	PTA	03-ARM'S LENGTH	\$440,000	\$221,600	50.36	\$443,202	\$103,965	\$336,035	\$369,539	0.909	2,256	\$148.95	TWO STORY B
50-22-21-303-009	24500 BRAMBLEWOOD	06/07/22	PTA	03-ARM'S LENGTH	\$477,500	\$215,920	45.22	\$431,839	\$100,830	\$376,670	\$360,576	1.045	2,464	\$152.87	TWO STORY B
50-22-21-352-003	24395 BRAMBLEWOOD	02/22/23	WD	03-ARM'S LENGTH	\$454,000	\$214,340	47.21	\$428,682	\$103,965	\$350,035	\$353,722	0.990	2,317	\$151.07	TWO STORY B
50-22-21-353-001	47289 ROBIN	05/25/23	PTA	03-ARM'S LENGTH	\$570,000	\$271,020	47.55	\$542,040	\$103,965	\$466,035	\$477,206	0.977	2,845	\$163.81	TWO STORY B
50-22-21-303-016	24545 REDWING	08/29/23	PTA	03-ARM'S LENGTH	\$595,000	\$294,200	49.45	\$588,403	\$100,830	\$494,170	\$531,125	0.930	2,840	\$174.00	TWO STORY B
50-22-21-377-003	24284 BRAMBLEWOOD	12/18/23	PTA	03-ARM'S LENGTH	\$465,000	\$209,370	45.03	\$418,739	\$100,830	\$364,170	\$346,306	1.052	2,141	\$170.09	TWO STORY B
50-22-21-303-003	24596 BRAMBLEWOOD	12/29/23	WD	03-ARM'S LENGTH	\$445,500	\$209,350	46.99	\$418,695	\$102,675	\$342,825	\$344,248	0.996	2,272	\$150.89	TWO STORY B

ALL STYLES	1.001									\$3,082,910	\$3,178,392	0.970			
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trended up uniform with market

R2104 ROMA RIDGE															
50-22-21-377-010	24415 VENICE	12/15/23	PTA	03-ARM'S LENGTH	\$580,000	\$276,180	47.62	\$552,360	\$98,774	\$481,226	\$521,363	0.923	2,765	\$174.04	ONE STORY B
50-22-21-326-015	46182 CIDERMILL	06/09/22	PTA	03-ARM'S LENGTH	\$570,000	\$250,650	43.97	\$501,293	\$104,019	\$465,981	\$424,892	1.097	2,537	\$183.67	TWO STORY B
50-22-21-330-027	24581 PICARA	07/28/22	PTA	03-ARM'S LENGTH	\$547,000	\$277,610	50.75	\$555,220	\$98,076	\$448,924	\$488,924	0.918	2,724	\$164.80	TWO STORY B
50-22-21-378-005	46417 CRESTVIEW	08/26/22	PTA	03-ARM'S LENGTH	\$530,000	\$264,860	49.97	\$529,712	\$104,019	\$425,981	\$455,287	0.936	2,800	\$152.14	TWO STORY B
50-22-21-377-013	24361 VENICE	03/07/23	PTA	03-ARM'S LENGTH	\$526,250	\$262,390	49.86	\$524,788	\$104,019	\$422,231	\$450,020	0.938	2,806	\$150.47	TWO STORY B
50-22-21-329-019	24668 VENICE	06/14/23	PTA	03-ARM'S LENGTH	\$583,000	\$247,540	42.46	\$495,083	\$96,239	\$486,761	\$426,571	1.141	2,404	\$202.48	TWO STORY B
50-22-21-326-013	46418 CIDERMILL	06/28/23	PTA	03-ARM'S LENGTH	\$550,000	\$227,380	41.34	\$454,765	\$104,019	\$445,981	\$375,129	1.189	2,398	\$185.98	TWO STORY B
50-22-21-326-010	46772 CIDERMILL	09/29/23	PTA	03-ARM'S LENGTH	\$485,000	\$227,250	46.86	\$454,506	\$104,019	\$380,981	\$374,852	1.016	2,428	\$156.91	TWO STORY B

1 STY B	1.001									\$3,076,840	\$2,995,676	1.027			
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trended up uniform with 2 sty B

2 STY B	1.100														
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trended up uniform with market

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R2105, R2106	SIMMONS ORCHARD 1,2,3,4 = combined														
50-22-21-378-015	24490 SARAH FLYNN	06/21/22	PTA	03-ARM'S LENGTH	\$415,000	\$202,650	48.83	\$405,304	\$93,657	\$321,343	\$189,451	1.696	1,898	\$169.31	TWO STORY B
50-22-21-453-003	24406 SURFSIDE	07/18/22	PTA	03-ARM'S LENGTH	\$400,000	\$190,150	47.54	\$380,309	\$97,771	\$302,229	\$187,111	1.615	1,913	\$157.99	TWO STORY
50-22-21-456-012	24210 SIMMONS	07/18/22	PTA	03-ARM'S LENGTH	\$345,000	\$177,010	51.31	\$354,019	\$89,331	\$255,669	\$175,290	1.459	2,018	\$126.69	TWO STORY
50-22-21-451-020	24598 FAIRWAY HILLS	08/15/22	PTA	03-ARM'S LENGTH	\$340,000	\$154,460	45.43	\$308,922	\$77,454	\$262,546	\$153,290	1.713	1,534	\$171.15	TWO STORY B
50-22-21-378-018	24562 SARAH FLYNN	10/07/22	PTA	03-ARM'S LENGTH	\$435,000	\$212,440	48.84	\$424,874	\$75,871	\$359,129	\$212,160	1.693	2,216	\$162.06	TWO STORY B
50-22-21-452-003	24474 SIMMONS	04/14/23	PTA	03-ARM'S LENGTH	\$410,000	\$170,570	41.60	\$341,138	\$73,288	\$336,712	\$177,384	1.898	1,760	\$191.31	TWO STORY B
50-22-21-328-011	24754 SARAH FLYNN	05/01/23	PTA	03-ARM'S LENGTH	\$425,000	\$205,320	48.31	\$410,647	\$75,871	\$349,129	\$203,511	1.716	1,910	\$182.79	TWO STORY B
50-22-21-451-034	24607 SIMMONS	09/11/23	PTA	03-ARM'S LENGTH	\$500,001	\$220,740	44.15	\$441,479	\$77,062	\$422,939	\$241,336	1.752	1,927	\$219.48	TWO STORY B
50-22-21-457-013	24923 FAIRWAY HILLS	11/02/23	WD	03-ARM'S LENGTH	\$447,000	\$204,420	45.73	\$408,833	\$74,579	\$372,421	\$221,360	1.682	1,451	\$256.67	ONE STORY B
50-22-21-451-016	24355 SURFSIDE	02/23/24	PTA	03-ARM'S LENGTH	\$472,250	\$182,570	38.66	\$365,134	\$82,655	\$389,595	\$187,072	2.083	1,912	\$203.76	TWO STORY
50-22-21-378-014	24513 SARAH FLYNN	02/26/24	PTA	03-ARM'S LENGTH	\$540,000	\$251,780	46.63	\$503,559	\$102,747	\$437,253	\$243,655	1.795	2,196	\$199.11	TWO STORY B

ALL STYLES 1.750 \$3,808,965 \$2,191,621 1.738

trended up uniform with market

outlier

50-22-21-453-024	24425 BONNIE BROOK	06/26/23	WD	03-ARM'S LENGTH	\$392,500	\$143,890	36.66	\$287,773	\$78,123	\$314,377	\$138,841	2.264	1,496	\$210.15	TWO STORY
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R2107 YORKSHIRE PLACE

50-22-21-478-008	24776 SUTHERLAND	04/01/22	PTA	03-ARM'S LENGTH	\$470,000	\$206,550	43.95	\$413,098	\$91,261	\$378,739	\$337,709	1.121	2,056	\$184.21	TWO STORY B
50-22-21-427-025	25022 DAVENPORT	04/12/22	PTA	03-ARM'S LENGTH	\$582,777	\$274,700	47.14	\$549,395	\$99,126	\$483,651	\$472,475	1.024	2,688	\$179.93	TWO STORY B
50-22-21-426-007	24985 AVON	04/28/22	WD	03-ARM'S LENGTH	\$520,000	\$254,360	48.92	\$508,717	\$89,288	\$430,712	\$440,114	0.979	2,738	\$157.31	TWO STORY B
50-22-21-427-019	45554 FREEMONT	06/09/22	PTA	03-ARM'S LENGTH	\$517,500	\$252,520	48.80	\$505,047	\$91,908	\$425,592	\$433,514	0.982	2,590	\$164.32	TWO STORY B
50-22-21-480-021	24764 DAVENPORT	10/13/22	PTA	03-ARM'S LENGTH	\$515,000	\$245,430	47.66	\$490,852	\$97,790	\$417,210	\$412,447	1.012	2,704	\$154.29	TWO STORY B
50-22-21-477-012	24934 PORTSMOUTH	12/02/22	PTA	03-ARM'S LENGTH	\$532,000	\$241,060	45.31	\$482,118	\$89,407	\$442,593	\$412,079	1.074	2,654	\$166.76	TWO STORY B
50-22-21-476-023	24890 WHITE PLAINS	06/20/23	PTA	03-ARM'S LENGTH	\$510,000	\$245,160	48.07	\$490,319	\$97,814	\$412,186	\$411,863	1.001	2,559	\$161.07	TWO STORY B
50-22-21-477-009	24982 PORTSMOUTH	06/20/23	PTA	03-ARM'S LENGTH	\$450,000	\$224,990	50.00	\$449,974	\$89,407	\$360,593	\$378,349	0.953	2,496	\$144.47	TWO STORY B
50-22-21-477-003	24870 PORTSMOUTH	12/08/23	PTA	03-ARM'S LENGTH	\$557,000	\$268,460	48.20	\$536,929	\$123,186	\$433,814	\$434,148	0.999	2,739	\$158.38	TWO STORY B
50-22-21-426-027	45555 FREEMONT	02/26/24	PTA	03-ARM'S LENGTH	\$500,500	\$215,930	43.14	\$431,864	\$97,510	\$402,990	\$350,844	1.149	2,042	\$197.35	TWO STORY B

ALL STYLES 1.030 \$4,188,080 \$4,083,543 1.026

trended up uniform with market

outlier

50-22-21-427-003	45450 EMERALD FOREST	08/05/22	PTA	03-ARM'S LENGTH	\$532,000	\$291,580	54.81	\$583,159	\$93,251	\$438,749	\$514,069	0.853	2,515	\$174.45	TWO STORY B
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R2120 WALDON WOODS OCCP 757

50-22-21-252-009	25634 ARCADIA	06/30/22	PTA	03-ARM'S LENGTH	\$670,000	\$320,230	47.80	\$640,450	\$146,682	\$523,318	\$548,631	0.954	2,859	\$183.04	TWO STORY
50-22-21-202-004	25895 ARCADIA	09/06/22	PTA	03-ARM'S LENGTH	\$630,000	\$305,070	48.42	\$610,149	\$136,941	\$493,059	\$525,787	0.938	3,086	\$159.77	TWO STORY
50-22-21-252-004	25714 ARCADIA	10/31/22	PTA	03-ARM'S LENGTH	\$550,000	\$262,800	47.78	\$525,604	\$125,125	\$424,875	\$444,977	0.955	2,697	\$157.54	TWO STORY
50-22-21-202-005	25863 ARCADIA	01/27/23	WD	03-ARM'S LENGTH	\$687,500	\$336,840	48.99	\$673,679	\$139,673	\$547,827	\$593,340	0.923	3,166	\$173.03	TWO STORY
50-22-21-202-010	46282 CORDOBA	08/23/23	WD	03-ARM'S LENGTH	\$745,000	\$311,500	41.81	\$622,999	\$109,075	\$635,925	\$571,027	1.114	3,208	\$198.23	TWO STORY

ALL STYLES 1.001 \$2,625,004 \$2,683,761 0.978

trended up uniform with market

R2121 WALDON WOODS II OCCP 891

50-22-21-179-007	25745 CODY	04/06/22	PTA	03-ARM'S LENGTH	\$640,000	\$308,190	48.15	\$616,382	\$146,837	\$493,163	\$552,406	0.893	2,944	\$167.51	TWO STORY B
50-22-21-203-015	25736 CODY	07/07/22	PTA	03-ARM'S LENGTH	\$622,000	\$265,220	42.64	\$530,449	\$123,547	\$498,453	\$478,708	1.041	2,932	\$170.00	TWO STORY B

RCN = bldg value before ECF & depreciation

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-21-126-028	25839 LARAMIE	06/01/23	PTA	03-ARM'S LENGTH	\$650,000	\$308,720	47.50	\$617,431	\$122,788	\$527,212	\$581,933	0.906	2,813	\$187.42	TWO STORY B
50-22-21-126-026	25905 LARAMIE	07/25/23	PTA	03-ARM'S LENGTH	\$752,500	\$337,090	44.80	\$674,189	\$151,453	\$601,047	\$614,984	0.977	3,615	\$166.26	TWO STORY B
50-22-21-203-007	25737 CHEYENNE	09/08/23	WD	03-ARM'S LENGTH	\$700,000	\$296,900	42.41	\$593,793	\$120,406	\$579,594	\$556,926	1.041	3,279	\$176.76	TWO STORY B
ALL STYLES	1.001									\$2,699,469	\$2,784,956	0.969			
trended up uniform with market outliers															
50-22-21-203-014	25724 CODY	08/29/23	PTA	03-ARM'S LENGTH	\$680,000	\$328,730	48.34	\$657,462	\$120,406	\$559,594	\$631,831	0.886	3,743	\$149.50	TWO STORY B
50-22-21-130-002	25784 CODY	09/19/22	PTA	03-ARM'S LENGTH	\$637,500	\$312,110	48.96	\$624,213	\$109,885	\$527,615	\$605,092	0.872	3,482	\$151.53	TWO STORY B
R2122	BRIARWOOD OCCP 617														
50-22-21-301-070	24599 ENCHANTED	04/01/22	PTA	03-ARM'S LENGTH	\$355,500	\$161,330	45.38	\$322,664	\$77,545	\$277,955	\$276,346	1.006	1,415	\$196.43	ONE STORY
50-22-21-301-042	47301 BRAMBLEWOOD	06/10/22	PTA	03-ARM'S LENGTH	\$475,000	\$220,870	46.50	\$441,745	\$77,545	\$397,455	\$410,598	0.968	1,825	\$217.78	TWO STORY B
50-22-21-301-020	47312 CIDERMILL	05/05/23	WD	03-ARM'S LENGTH	\$365,000	\$167,310	45.84	\$334,628	\$77,545	\$287,455	\$289,834	0.992	1,701	\$168.99	TWO STORY
50-22-21-301-055	24603 EDGEWOOD	06/16/23	PTA	03-ARM'S LENGTH	\$380,000	\$167,330	44.03	\$334,650	\$77,545	\$302,455	\$289,859	1.043	1,552	\$194.88	ONE STORY B
50-22-21-301-025	24659 EDGEWOOD CT N	06/29/23	PTA	03-ARM'S LENGTH	\$425,000	\$183,990	43.29	\$367,973	\$77,545	\$347,455	\$327,427	1.061	1,701	\$204.27	TWO STORY
ALL STYLES	1.010									\$1,612,775	\$1,594,064	1.012			
outlier															
50-22-21-301-041	47302 BRAMBLEWOOD	11/18/22	PTA	03-ARM'S LENGTH	\$435,500	\$180,400	41.42	\$360,803	\$77,545	\$357,955	\$319,344	1.121	1,825	\$196.14	TWO STORY B
R2123	BRIARWOOD VILLAGE N OCCP 747			-- see also R2124											
50-22-21-355-009	47306 SCARLET DR N	08/25/23	WD	03-ARM'S LENGTH	\$473,000	\$211,270	44.67	\$422,540	\$87,411	\$385,589	\$210,773	1.829	2,078	\$185.56	TWO STORY B
ALL STYLES	1.800									\$385,589	\$210,773	1.829			
R2124	BRIARWOOD VILLAGE S OCCP 745			-- see also R2123											
50-22-21-354-030	47177 SCARLET DR S	04/03/23	PTA	03-ARM'S LENGTH	\$462,000	\$223,080	48.29	\$446,154	\$87,411	\$374,589	\$221,446	1.692	2,218	\$168.89	TWO STORY B
50-22-21-354-047	47250 SCARLET DR S	05/04/23	WD	03-ARM'S LENGTH	\$500,000	\$233,890	46.78	\$467,782	\$87,411	\$412,589	\$234,797	1.757	2,239	\$184.27	TWO STORY B
50-22-21-354-008	47162 SCARLET DR S	09/18/23	PTA	03-ARM'S LENGTH	\$439,900	\$203,220	46.20	\$406,441	\$91,661	\$348,239	\$203,084	1.715	1,457	\$239.01	ONE STORY B
50-22-21-354-005	47138 SCARLET DR S	09/22/23	PTA	03-ARM'S LENGTH	\$439,000	\$192,990	43.96	\$385,981	\$83,161	\$355,839	\$186,926	1.904	1,576	\$225.79	TWO STORY
ALL STYLES	1.800									\$1,491,256	\$846,253	1.762			
trended up uniform with market															
R2125	WEATHERVANE VILLAGE OCCP 744														
50-22-21-400-041	24311 WEATHERVANE	09/18/23	PTA	03-ARM'S LENGTH	\$355,000	\$146,130	41.16	\$292,267	\$57,679	\$297,321	\$223,417	1.331	1,657	\$179.43	TWO STORY
ALL STYLES	1.250									\$297,321	\$223,417	1.331			
R2126	ABBAY HILLS OCCP 1046														
50-22-21-103-044	25731 ABBAY	12/13/22	PTA	03-ARM'S LENGTH	\$602,000	\$262,140	43.54	\$524,275	\$103,352	\$498,648	\$505,310	0.987	2,613	\$190.83	TWO STORY
50-22-21-103-056	25700 ABBAY	07/01/22	PTA	03-ARM'S LENGTH	\$560,000	\$282,670	50.48	\$565,335	\$103,352	\$456,648	\$554,601	0.823	2,692	\$169.63	TWO STORY
50-22-21-103-063	25870 ABBAY	07/29/22	PTA	03-ARM'S LENGTH	\$495,000	\$228,400	46.14	\$456,799	\$104,317	\$390,683	\$423,148	0.923	2,404	\$162.51	TWO STORY
ALL STYLES	0.900									\$1,345,979	\$1,483,059	0.908			
R2127	HOMESTEAD OCCP 1120														
50-22-21-455-025	24291 HOMESTEAD	05/20/22	PTA	03-ARM'S LENGTH	\$465,000	\$227,650	48.96	\$455,301	\$88,139	\$376,861	\$271,972	1.386	1,979	\$190.43	ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
ALL STYLES	1.400									\$376,861	\$271,972	1.386			
R2150	SEC 21 ACREAGE	-- see also R0150, R0250, R0450, R1050, R1250, R1950, R2050, R2450, R2950, R3150, R3550													
no sales during study period; trended up uniform with market															
ALL STYLES															
100-91	1.000														
90-81	1.050														
80-71	1.100														
70-61	1.150														
60-51	1.200														
50-0	1.250														
R2201	CEDARSPRING ESTATES 1 & 2														
50-22-22-329-011	24685 CHRISTINA	10/27/22	PTA	03-ARM'S LENGTH	\$449,000	\$193,510	43.10	\$387,025	\$90,947	\$358,053	\$179,441	1.995	2,212	\$161.87	TWO STORY
50-22-22-128-017	25427 BUCKMINSTER	07/11/23	PTA	03-ARM'S LENGTH	\$422,500	\$189,680	44.89	\$379,362	\$83,029	\$339,471	\$179,596	1.890	1,830	\$185.50	TWO STORY
50-22-22-177-039	25050 SULLIVAN	10/19/23	PTA	03-ARM'S LENGTH	\$356,400	\$201,670	56.59	\$403,341	\$94,372	\$262,028	\$187,254	1.399	2,320	\$112.94	TWO STORY
2 STY	1.750									\$959,552	\$546,291	1.756			
ALL OTHER STYLES	1.500														
R2202	CEDARSPRING ESTATES 3 & 4														
50-22-22-126-021	25754 SULLIVAN	04/29/22	PTA	03-ARM'S LENGTH	\$450,000	\$214,480	47.66	\$428,962	\$94,179	\$355,821	\$383,925	0.927	2,441	\$145.77	TWO STORY
50-22-22-177-036	25172 SULLIVAN	05/05/22	PTA	03-ARM'S LENGTH	\$730,000	\$357,070	48.91	\$714,130	\$85,217	\$644,783	\$721,231	0.894	2,785	\$231.52	TWO STORY
50-22-22-177-032	25278 SULLIVAN	07/18/22	PTA	03-ARM'S LENGTH	\$470,000	\$251,570	53.53	\$503,141	\$86,069	\$383,931	\$478,294	0.803	2,693	\$142.57	TWO STORY
50-22-22-177-007	25553 KEENAN	07/18/23	PTA	03-ARM'S LENGTH	\$515,000	\$230,810	44.82	\$461,620	\$82,411	\$432,589	\$434,873	0.995	2,478	\$174.57	TWO STORY
50-22-22-126-007	25627 SULLIVAN	10/10/23	PTA	03-ARM'S LENGTH	\$557,500	\$236,830	42.48	\$473,669	\$80,211	\$477,289	\$451,213	1.058	2,622	\$182.03	TWO STORY
ALL STYLES	0.930									\$2,294,413	\$2,469,536	0.929			
R2203	MUNRO	-- see also R1501													
no sales during study period; trended up uniform with market															
ALL STYLES															
100-91	1.000														
90-81	1.050														
80-71	1.050														
70-61	1.050														
60-51	1.100														
50-0	1.100														
R2204	NOVI HEIGHTS														
50-22-22-251-012	44144 MARLSON	09/29/22	PTA	03-ARM'S LENGTH	\$360,000	\$145,720	40.48	\$291,431	\$62,232	\$297,768	\$158,068	1.884	1,176	\$253.20	ONE STORY B
50-22-22-202-019	44030 STASSEN	09/08/23	PTA	03-ARM'S LENGTH	\$400,000	\$205,760	51.44	\$411,516	\$79,464	\$320,536	\$221,368	1.448	1,649	\$194.38	TWO STORY B
ALL OTHER STYLES	1.500	1.600	1.600	1.750	1.800	1.850				\$618,304	\$379,436	1.630			
outlier															
50-22-22-202-004	25920 CLARK	06/21/23	PTA	03-ARM'S LENGTH	\$206,000	\$133,470	64.79	\$266,939	\$82,669	\$123,331	\$105,297	1.171	1,415	\$87.16	ONE STORY C
50-22-22-202-011	44050 STASSEN	07/20/23	PTA	03-ARM'S LENGTH	\$310,000	\$155,030	50.01	\$310,055	\$78,607	\$231,393	\$132,256	1.750	1,970	\$117.46	TRI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-251-006	44149 DURSON	01/26/24	PTA	03-ARM'S LENGTH	\$312,500	\$115,650	37.01	\$231,297	\$63,437	\$249,063	\$95,920	2.597	1,229	\$202.66	TRI-LEVEL
TRI-LEVEL		1.650	1.750	1.850	1.950	1.950				\$480,456	\$228,176	2.106			

R2205 SALOW'S WALNUT HILL SUB NO 2

no sales during study period; trended up uniform with market

ALL STYLES

100-91	1.100
90-81	1.200
80-71	1.300
70-61	1.300
60-51	1.350
50-0	1.350

outlier

50-22-22-302-039	24860 GLENDA	05/12/22	WD	03-ARM'S LENGTH	\$500,000	\$306,820	61.36	\$613,634	\$101,720	\$398,280	\$465,376	0.856	3,253	\$122.43	TWO STORY B
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R2206 JAMESTOWNE GREEN 1 & 2

50-22-22-352-011	44958 YORKSHIRE	04/22/22	PTA	03-ARM'S LENGTH	\$400,000	\$177,730	44.43	\$355,452	\$79,017	\$320,983	\$162,609	1.974	1,656	\$193.83	TWO STORY
50-22-22-378-018	24424 JAMESTOWNE	05/24/22	PTA	03-ARM'S LENGTH	\$375,000	\$168,900	45.04	\$337,802	\$73,610	\$301,390	\$155,407	1.939	1,775	\$169.80	TWO STORY
50-22-22-302-021	45071 YORKSHIRE	07/25/22	PTA	03-ARM'S LENGTH	\$375,000	\$182,170	48.58	\$364,339	\$78,603	\$296,397	\$168,080	1.763	1,668	\$177.70	TWO STORY
50-22-22-378-015	24490 JAMESTOWNE	10/05/22	PTA	03-ARM'S LENGTH	\$370,000	\$192,490	52.02	\$384,989	\$82,770	\$287,230	\$177,776	1.616	1,979	\$145.14	TWO STORY
50-22-22-329-012	24676 JAMESTOWNE	10/25/22	PTA	03-ARM'S LENGTH	\$440,000	\$222,010	50.46	\$444,019	\$86,286	\$353,714	\$210,431	1.681	2,132	\$165.91	TWO STORY
50-22-22-378-012	44515 CONCORD	10/31/22	PTA	03-ARM'S LENGTH	\$416,000	\$183,130	44.02	\$366,261	\$80,420	\$335,580	\$168,142	1.996	1,725	\$194.54	TWO STORY
50-22-22-378-026	24250 JAMESTOWNE	05/15/23	PTA	03-ARM'S LENGTH	\$450,000	\$224,270	49.84	\$448,547	\$72,791	\$377,209	\$221,033	1.707	2,076	\$181.70	TWO STORY

2 STY	1.800									\$2,272,503	\$1,263,478	1.799			
1 STY	1.700														

increase uniform with 2 sty

R2207 JAMESTOWNE GREEN 3 & 4

50-22-22-331-014	45225 YORKSHIRE	06/09/22	WD	03-ARM'S LENGTH	\$450,000	\$216,110	48.02	\$432,218	\$80,381	\$369,619	\$224,100	1.649	2,260	\$163.55	TWO STORY
50-22-22-329-039	24728 JAMESTOWNE	01/27/23	PTA	03-ARM'S LENGTH	\$420,000	\$204,580	48.71	\$409,162	\$75,904	\$344,096	\$212,266	1.621	2,072	\$166.07	TWO STORY
50-22-22-326-009	25038 NEWBERRY	04/07/23	PTA	03-ARM'S LENGTH	\$485,000	\$241,780	49.85	\$483,553	\$72,045	\$412,955	\$262,107	1.576	2,424	\$170.36	TWO STORY

ALL STYLES	1.600									\$1,126,670	\$698,473	1.613			
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outlier

50-22-22-329-028	45298 YORKSHIRE	05/02/22	PTA	03-ARM'S LENGTH	\$400,000	\$249,960	62.49	\$499,916	\$89,045	\$310,955	\$261,701	1.188	2,740	\$113.49	TWO STORY
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R2208 SETTLER'S CREEK

50-22-22-252-027	44165 SETTLERS CREEK	05/03/22	PTA	03-ARM'S LENGTH	\$550,000	\$262,100	47.65	\$524,190	\$96,762	\$453,238	\$440,647	1.029	2,480	\$182.76	TWO STORY
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ALL STYLES	1.030									\$453,238	\$440,647	1.029			
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R2209 CHURCHILL CROSSING

50-22-22-401-029	24620 THATCHER	06/27/22	PTA	03-ARM'S LENGTH	\$670,000	\$318,000	47.46	\$635,992	\$130,213	\$539,787	\$651,777	0.828	2,767	\$195.08	TWO STORY
50-22-22-454-032	24516 CAVENDISH AVE E	05/26/22	PTA	03-ARM'S LENGTH	\$785,000	\$330,370	42.09	\$660,740	\$96,497	\$688,503	\$727,117	0.947	3,375	\$204.00	TWO STORY
50-22-22-403-008	24587 THATCHER	06/01/22	PTA	03-ARM'S LENGTH	\$657,000	\$276,390	42.07	\$552,776	\$95,709	\$561,291	\$589,004	0.953	2,992	\$187.60	TWO STORY
50-22-22-403-005	24555 THATCHER	03/04/24	PTA	03-ARM'S LENGTH	\$805,000	\$331,790	41.22	\$663,585	\$94,607	\$710,393	\$733,219	0.969	3,529	\$201.30	TWO STORY
50-22-22-402-020	24556 PERCEVAL	02/23/23	WD	03-ARM'S LENGTH	\$655,000	\$301,720	46.06	\$603,436	\$104,584	\$550,416	\$642,851	0.856	3,430	\$160.47	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-22-454-013	24258 THATCHER	10/20/23	PTA	03-ARM'S LENGTH	\$665,000	\$340,360	51.18	\$680,722	\$109,193	\$555,807	\$736,506	0.755	3,290	\$168.94	TWO STORY
50-22-22-451-011	24383 CAVENDISH AVE W	11/18/22	WD	03-ARM'S LENGTH	\$625,000	\$271,490	43.44	\$542,977	\$95,847	\$529,153	\$576,198	0.918	3,121	\$169.55	TWO STORY
50-22-22-453-011	24354 THATCHER	06/23/23	PTA	03-ARM'S LENGTH	\$685,000	\$278,310	40.63	\$556,621	\$117,386	\$567,614	\$566,025	1.003	3,046	\$186.35	TWO STORY

ALL STYLES 91% ↑ 0.820 \$4,163,177 \$4,570,920 0.911

ALL STYLES 90% ↓ 0.920

trended up uniform with market

R2210 SALOW'S WALNUT HILL SUB NO 1

50-22-22-379-011	44740 TEN MILE	09/07/23	PTA	03-ARM'S LENGTH	\$570,000	\$257,200	45.12	\$514,397	\$65,188	\$504,812	\$359,367	1.405	2,800	\$180.29	TWO STORY
50-22-22-301-046	45350 TEN MILE	05/26/22	WD	03-ARM'S LENGTH	\$340,000	\$144,300	42.44	\$288,598	\$85,805	\$254,195	\$150,217	1.692	2,297	\$110.66	ONE STORY C
50-22-22-301-017	24614 TAFT	02/14/23	WD	03-ARM'S LENGTH	\$270,500	\$115,750	42.79	\$231,505	\$55,632	\$214,868	\$121,292	1.771	1,852	\$116.02	ONE STORY C

ALL STYLES \$973,875 \$630,876 1.544

- 100-91 1.250
- 90-81 1.300
- 80-71 1.400
- 70-61 1.500
- 60-51 1.600
- 50-0 1.700

R2220 CREEK CROSSING OCCP 940

ALL STYLES 1.450

no sales during study period; uniform increase with R2206 & R2207

R2221 TAFT KNOLLS OCCP 1647

50-22-22-153-009	45257 SEDRA	09/07/22	PTA	03-ARM'S LENGTH	\$615,000	\$317,550	51.63	\$635,098	\$121,858	\$493,142	\$583,227	0.846	2,856	\$172.67	TWO STORY
50-22-22-153-002	45270 SEDRA	08/11/23	PTA	03-ARM'S LENGTH	\$799,000	\$347,440	43.48	\$694,887	\$120,229	\$678,771	\$653,020	1.039	3,317	\$204.63	TWO STORY

ALL STYLES 0.950 \$1,171,913 \$1,236,248 0.948

trended up uniform with market

R2222 EMERSON PARK OCCP 2250

50-22-22-404-086	43534 CHANCELLOR	04/25/22	PTA	03-ARM'S LENGTH	\$455,000	\$221,970	48.78	\$443,935	\$87,036	\$367,964	\$364,183	1.010	2,153	\$170.91	TWO STORY
50-22-22-404-008	43489 CHANCELLOR	06/09/22	PTA	03-ARM'S LENGTH	\$520,000	\$221,930	42.68	\$443,860	\$87,345	\$432,655	\$363,791	1.189	1,945	\$222.44	TWO STORY
50-22-22-404-032	43592 PROSPECT	06/30/22	PTA	03-ARM'S LENGTH	\$480,000	\$213,240	44.43	\$426,485	\$87,036	\$392,964	\$346,377	1.134	1,950	\$201.52	TWO STORY
50-22-22-404-036	43576 PROSPECT	07/29/22	PTA	03-ARM'S LENGTH	\$455,000	\$228,860	50.30	\$457,722	\$87,036	\$367,964	\$378,251	0.973	2,153	\$170.91	TWO STORY
50-22-22-404-062	24735 IVY	12/13/22	PTA	03-ARM'S LENGTH	\$440,000	\$212,980	48.40	\$425,963	\$87,036	\$352,964	\$345,844	1.021	1,945	\$181.47	TWO STORY
50-22-22-404-031	43532 PROSPECT	12/29/22	WD	03-ARM'S LENGTH	\$480,000	\$240,430	50.09	\$480,867	\$87,036	\$392,964	\$401,868	0.978	2,153	\$182.52	TWO STORY
50-22-22-404-118	43479 PROSPECT	03/03/23	WD	03-ARM'S LENGTH	\$475,000	\$221,400	46.61	\$442,802	\$85,000	\$390,000	\$365,104	1.068	1,930	\$202.07	TWO STORY
50-22-22-404-079	43533 CHANCELLOR	05/31/23	PTA	03-ARM'S LENGTH	\$527,000	\$237,790	45.12	\$475,587	\$87,345	\$439,655	\$396,165	1.110	2,153	\$204.21	TWO STORY
50-22-22-404-092	43578 CHANCELLOR	06/30/23	PTA	03-ARM'S LENGTH	\$475,000	\$223,850	47.13	\$447,695	\$87,036	\$387,964	\$368,019	1.054	2,153	\$180.20	TWO STORY

\$3,525,094 \$3,329,602 1.059

ALL STYLES 1.100

trended up due to current market

R2223 HERITAGE WOODS OCCP 2285

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
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ALL STYLES 0.990

no sales during study period; trended up uniform with market

R2301 MEADOWBROOK GLENS

50-22-23-453-006	24360 KNOLLWOOD	09/09/22	PTA	03-ARM'S LENGTH	\$315,000	\$151,290	48.03	\$302,585	\$68,743	\$246,257	\$119,125	2.067	2,042	\$120.60	TRI-LEVEL
50-22-23-407-013	24800 HIGHLANDS	04/01/22	PTA	03-ARM'S LENGTH	\$333,500	\$159,880	47.94	\$319,769	\$66,226	\$267,274	\$129,161	2.069	1,423	\$187.82	TRI-LEVEL
50-22-23-431-021	24512 KINGS POINTE	10/23/23	PTA	03-ARM'S LENGTH	\$350,000	\$151,190	43.20	\$302,375	\$67,834	\$282,166	\$119,481	2.362	1,590	\$177.46	TRI-LEVEL
50-22-23-427-001	41836 CHERRYHILL	08/31/23	PTA	03-ARM'S LENGTH	\$352,500	\$146,220	41.48	\$292,444	\$66,978	\$285,522	\$114,858	2.486	1,597	\$178.79	TRI-LEVEL

TRI-LEVEL 2.250

trended up uniform with market

50-22-23-476-004	24462 KINGS POINTE	05/02/22	PTA	03-ARM'S LENGTH	\$323,000	\$176,770	54.73	\$353,546	\$85,951	\$237,049	\$147,030	1.612	1,868	\$126.90	TWO STORY B
50-22-23-410-009	41886 PARK RIDGE	05/03/22	PTA	03-ARM'S LENGTH	\$373,000	\$174,850	46.88	\$349,690	\$86,374	\$286,626	\$144,679	1.981	1,735	\$165.20	TWO STORY B
50-22-23-431-019	24536 KINGS POINTE	06/29/22	PTA	03-ARM'S LENGTH	\$376,000	\$170,600	45.37	\$341,207	\$69,841	\$306,159	\$149,102	2.053	1,739	\$176.05	TWO STORY B
50-22-23-476-010	24372 KINGS POINTE	07/11/22	PTA	03-ARM'S LENGTH	\$365,000	\$170,290	46.65	\$340,589	\$75,046	\$289,954	\$145,903	1.987	1,868	\$155.22	TWO STORY B
50-22-23-451-011	24363 PINECREST	07/18/22	PTA	03-ARM'S LENGTH	\$380,000	\$176,860	46.54	\$353,719	\$67,750	\$312,250	\$157,126	1.987	2,264	\$137.92	TWO STORY B
50-22-23-410-010	41864 PARK RIDGE	07/29/22	PTA	03-ARM'S LENGTH	\$360,000	\$177,620	49.34	\$355,230	\$72,415	\$287,585	\$155,393	1.851	2,436	\$118.06	TWO STORY
50-22-23-407-008	24700 HIGHLANDS	08/03/22	PTA	03-ARM'S LENGTH	\$369,000	\$170,750	46.27	\$341,500	\$75,403	\$293,597	\$146,207	2.008	1,708	\$171.90	TWO STORY B
50-22-23-430-019	24417 KINGS POINTE	08/05/22	PTA	03-ARM'S LENGTH	\$390,000	\$186,210	47.75	\$372,419	\$76,416	\$313,584	\$162,639	1.928	1,868	\$167.87	TWO STORY B
50-22-23-328-023	42364 PARK RIDGE	08/31/22	PTA	03-ARM'S LENGTH	\$292,000	\$139,220	47.68	\$278,437	\$66,902	\$225,098	\$114,653	1.963	1,324	\$170.01	ONE STORY B
50-22-23-402-009	24768 UPLAND HILL	12/12/22	PTA	03-ARM'S LENGTH	\$362,000	\$158,030	43.65	\$316,065	\$67,559	\$294,441	\$136,542	2.156	1,735	\$169.71	TWO STORY B
50-22-23-328-017	42448 PARK RIDGE	12/15/22	PTA	03-ARM'S LENGTH	\$365,000	\$158,670	43.47	\$317,342	\$73,493	\$291,507	\$133,983	2.176	1,708	\$170.67	TWO STORY B
50-22-23-403-016	42115 RIDGE RD W	12/27/22	PTA	03-ARM'S LENGTH	\$335,000	\$142,890	42.65	\$285,782	\$67,812	\$267,188	\$118,141	2.262	1,229	\$217.40	ONE STORY B
50-22-23-451-015	24331 PINECREST	05/05/23	PTA	03-ARM'S LENGTH	\$294,500	\$126,720	43.03	\$253,433	\$68,130	\$226,370	\$101,815	2.223	1,351	\$167.56	TWO STORY B
50-22-23-454-044	24301 KINGS POINTE	06/12/23	WD	03-ARM'S LENGTH	\$297,000	\$159,010	53.54	\$318,016	\$66,226	\$230,774	\$138,346	1.668	1,735	\$133.01	TWO STORY B
50-22-23-327-016	42519 PARK RIDGE	08/23/23	PTA	03-ARM'S LENGTH	\$310,000	\$153,690	49.58	\$307,376	\$64,074	\$245,926	\$131,871	1.865	1,484	\$165.72	ONE STORY B
50-22-23-430-005	24580 QUEENSPONTE	08/23/23	PTA	03-ARM'S LENGTH	\$392,000	\$164,820	42.05	\$329,630	\$67,366	\$324,634	\$144,101	2.253	1,868	\$173.79	TWO STORY B
50-22-23-403-019	41918 RIDGE RD E	09/08/23	PTA	03-ARM'S LENGTH	\$345,000	\$154,920	44.90	\$309,849	\$66,226	\$278,774	\$132,045	2.111	1,229	\$226.83	ONE STORY B
50-22-23-451-016	24323 PINECREST	10/20/23	PTA	03-ARM'S LENGTH	\$415,000	\$192,040	46.27	\$384,072	\$68,238	\$346,762	\$173,535	1.998	2,264	\$153.16	TWO STORY
50-22-23-454-025	24200 HAMPTON HILL	11/03/23	PTA	03-ARM'S LENGTH	\$412,000	\$177,140	43.00	\$354,270	\$82,202	\$329,798	\$149,488	2.206	2,408	\$136.96	TWO STORY
50-22-23-428-008	41802 RIDGE RD E	11/30/23	PTA	03-ARM'S LENGTH	\$400,000	\$186,320	46.58	\$372,648	\$80,249	\$319,751	\$160,659	1.990	1,735	\$184.29	TWO STORY B

ALL OTHER STYLES 2.000

trended up uniform with market

outliers

50-22-23-403-018	41930 RIDGE RD E	03/04/24	PTA	03-ARM'S LENGTH	\$435,000	\$168,990	38.85	\$337,989	\$67,812	\$367,188	\$148,449	2.473	1,735	\$211.64	TWO STORY B
50-22-23-328-008	42526 PARK RIDGE	05/31/23	PTA	03-ARM'S LENGTH	\$380,000	\$148,660	39.12	\$297,318	\$67,368	\$312,632	\$126,346	2.474	1,708	\$183.04	TWO STORY B

R2320 GATEWAY VILLAGE OCCP 1430

50-22-23-227-049	41639 TERA	04/29/22	PTA	03-ARM'S LENGTH	\$258,000	\$127,120	49.27	\$254,238	\$50,626	\$207,374	\$226,236	0.917	1,226	\$169.15	ONE STORY
50-22-23-227-054	41633 TERA	05/25/22	PTA	03-ARM'S LENGTH	\$295,000	\$140,790	47.73	\$281,580	\$50,626	\$244,374	\$256,616	0.952	1,860	\$131.38	TWO STORY
50-22-23-227-045	41630 TERA	06/16/22	PTA	03-ARM'S LENGTH	\$260,000	\$126,150	48.52	\$252,293	\$50,626	\$209,374	\$224,074	0.934	1,248	\$167.77	ONE STORY
50-22-23-227-048	41643 TERA	09/12/22	PTA	03-ARM'S LENGTH	\$315,000	\$141,190	44.82	\$282,383	\$50,626	\$264,374	\$257,508	1.027	1,860	\$142.14	TWO STORY
50-22-23-227-013	25618 PORTICO	01/11/24	PTA	03-ARM'S LENGTH	\$253,000	\$125,860	49.75	\$251,717	\$50,626	\$202,374	\$223,434	0.906	1,226	\$165.07	ONE STORY

1-STY & ALL 2-STY 0.950

outlier

50-22-23-227-050	41641 TERA	03/28/24	PTA	03-ARM'S LENGTH	\$340,000	\$133,360	39.22	\$266,728	\$50,626	\$289,374	\$240,113	1.205	1,838	\$157.44	TWO STORY B
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50-22-23-227-165	25520 PORTICO	04/15/22	WD	03-ARM'S LENGTH	\$259,400	\$120,470	46.44	\$240,940	\$50,723	\$208,677	\$153,401	1.360	1,132	\$184.34	ONE STORY C
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-23-227-084	25564 PORTICO	08/01/22	PTA	03-ARM'S LENGTH	\$260,000	\$125,560	48.29	\$251,126	\$50,723	\$209,277	\$157,798	1.326	1,272	\$164.53	ONE STORY B
50-22-23-227-178	25587 PORTICO	08/05/22	PTA	03-ARM'S LENGTH	\$257,000	\$125,560	48.86	\$251,126	\$50,723	\$206,277	\$157,798	1.307	1,272	\$162.17	ONE STORY B
1-STY B & 1-STY C	1.330									\$624,231	\$468,996	1.331			
outlier															
50-22-23-227-077	25554 PORTICO	09/01/22	PTA	03-ARM'S LENGTH	\$233,000	\$120,420	51.68	\$240,843	\$50,626	\$182,374	\$153,401	1.189	1,132	\$161.11	ONE STORY C

R2321 **BROOKHAVEN OCCP 1531**
ALL STYLES **0.850**
no sales during study period; trended up uniform with market

R2322 **GATEWAY TOWNHOMES OF NOVI OCCP 2271**

50-22-23-231-002	41676 ORIANNA	06/17/22	PTA	03-ARM'S LENGTH	\$419,800	\$209,610	49.93	\$419,215	\$60,000	\$359,800	\$335,715	1.072	1,797	\$200.22	TWO STORY
50-22-23-231-006	41660 ORIANNA	06/22/22	PTA	03-ARM'S LENGTH	\$441,300	\$209,610	47.50	\$419,215	\$60,000	\$381,300	\$335,715	1.136	1,797	\$212.19	TWO STORY
50-22-23-231-004	41668 ORIANNA	06/27/22	PTA	03-ARM'S LENGTH	\$421,600	\$209,610	49.72	\$419,215	\$60,000	\$361,600	\$335,715	1.077	1,797	\$201.22	TWO STORY
50-22-23-231-005	41664 ORIANNA	07/25/22	PTA	03-ARM'S LENGTH	\$444,350	\$209,610	47.17	\$419,215	\$60,000	\$384,350	\$335,715	1.145	1,797	\$213.88	TWO STORY
50-22-23-231-003	41672 ORIANNA	08/23/22	PTA	03-ARM'S LENGTH	\$425,900	\$209,610	49.22	\$419,215	\$60,000	\$365,900	\$335,715	1.090	1,797	\$203.62	TWO STORY
50-22-23-231-012	41622 ORIANNA	11/10/22	PTA	03-ARM'S LENGTH	\$452,000	\$224,710	49.71	\$449,414	\$60,000	\$392,000	\$363,938	1.077	1,795	\$218.38	TWO STORY
50-22-23-231-009	41634 ORIANNA	04/03/23	PTA	03-ARM'S LENGTH	\$435,000	\$213,370	49.05	\$426,731	\$60,000	\$375,000	\$342,739	1.094	1,797	\$208.68	TWO STORY
50-22-23-231-001	41680 ORIANNA	05/04/23	PTA	03-ARM'S LENGTH	\$455,000	\$224,860	49.42	\$449,719	\$60,000	\$395,000	\$364,223	1.084	1,797	\$219.81	TWO STORY
50-22-23-231-008	41638 ORIANNA	06/15/23	PTA	03-ARM'S LENGTH	\$455,000	\$224,860	49.42	\$449,719	\$60,000	\$395,000	\$364,223	1.084	1,797	\$219.81	TWO STORY
50-22-23-231-010	41630 ORIANNA	06/29/23	PTA	03-ARM'S LENGTH	\$435,000	\$213,370	49.05	\$426,731	\$60,000	\$375,000	\$342,739	1.094	1,797	\$208.68	TWO STORY
50-22-23-231-007	41656 ORIANNA	07/14/23	PTA	03-ARM'S LENGTH	\$455,000	\$224,710	49.39	\$449,414	\$60,000	\$395,000	\$363,938	1.085	1,795	\$220.06	TWO STORY
50-22-23-231-023	41550 ORIANNA	02/08/24	PTA	03-ARM'S LENGTH	\$457,000	\$215,280	47.11	\$430,553	\$60,000	\$397,000	\$346,311	1.146	1,797	\$220.92	TWO STORY
50-22-23-231-013	41604 ORIANNA	03/25/24	PTA	03-ARM'S LENGTH	\$460,000	\$226,890	49.32	\$453,780	\$60,000	\$400,000	\$368,019	1.087	1,797	\$222.59	TWO STORY
ALL STYLES	1.080									\$4,976,950	\$4,534,707	1.098			

R2323 **THE TOWNES AT MAIN STREET OCCP 2406**
SEE SPREADSHEET
NEW - selling in 2024 for ~\$500-\$600k

R2401 **WILLOWBROOK ESTATES** -- see also R2501, R2502

50-22-24-376-007	24400 BORDERHILL	02/12/24	WD	03-ARM'S LENGTH	\$401,000	\$171,790	42.84	\$343,587	\$80,294	\$320,706	\$122,462	2.619	2,026	\$158.30	ONE STORY
ALL STYLES	2.150									\$320,706	\$122,462	2.619			
outlier															
50-22-24-354-006	24555 BORDERHILL	10/10/22	PTA	03-ARM'S LENGTH	\$261,550	\$155,880	59.60	\$311,768	\$70,448	\$191,102	\$112,242	1.703	1,728	\$110.59	ONE STORY
sales outside study period															
50-22-24-353-016	40890 TEN MILE	07/12/24		03-ARM'S LENGTH	\$385,000	\$191,540	49.75	\$383,088	\$104,069	\$280,931	\$128,265	2.190	2,112	\$133.02	ONE STORY
50-22-24-376-004	24500 BORDERHILL	05/10/24		03-ARM'S LENGTH	\$250,000	\$121,080	48.43	\$242,156	\$75,355	\$174,645	\$77,582	2.251	1,226	\$142.45	ONE STORY

R2402 **CAMBORNE PLACE**

50-22-24-327-022	24680 WILLOWBROOK	09/01/22	PTA	03-ARM'S LENGTH	\$391,000	\$194,850	49.83	\$389,703	\$78,019	\$312,981	\$318,045	0.984	1,718	\$182.18	ONE STORY B
ALL STYLES	1.030									\$312,981	\$318,045	0.984			

trended up uniform with market

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R2403	WILLOWBROOK FARMS														
50-22-24-302-021	41067 CLERMONT	07/21/22	PTA	03-ARM'S LENGTH	\$575,000	\$287,010	49.91	\$574,027	\$117,906	\$457,094	\$573,016	0.798	2,790	\$163.83	TWO STORY
50-22-24-302-009	41278 SCARBOROUGH	08/19/22	PTA	03-ARM'S LENGTH	\$542,000	\$262,600	48.45	\$525,200	\$114,892	\$427,108	\$515,462	0.829	2,847	\$150.02	TWO STORY
50-22-24-331-008	41133 SCARBOROUGH	09/01/22	PTA	03-ARM'S LENGTH	\$525,800	\$256,950	48.87	\$513,892	\$111,005	\$414,795	\$506,139	0.820	2,662	\$155.82	TWO STORY
50-22-24-351-029	41291 SCARBOROUGH	09/13/22	PTA	03-ARM'S LENGTH	\$580,000	\$290,290	50.05	\$580,579	\$114,380	\$465,620	\$585,677	0.795	2,731	\$170.49	TWO STORY
50-22-24-301-018	41021 SCARBOROUGH	10/11/22	PTA	03-ARM'S LENGTH	\$520,000	\$267,850	51.51	\$535,697	\$94,418	\$425,582	\$554,371	0.768	2,933	\$145.10	TWO STORY
50-22-24-302-038	41079 CLERMONT	11/23/22	PTA	03-ARM'S LENGTH	\$640,500	\$328,330	51.26	\$656,665	\$95,194	\$545,306	\$705,366	0.773	3,842	\$141.93	TWO STORY
50-22-24-326-023	24570 BETHANY	06/16/23	PTA	03-ARM'S LENGTH	\$590,000	\$265,750	45.04	\$531,502	\$96,580	\$493,420	\$546,384	0.903	2,730	\$180.74	TWO STORY
50-22-24-376-012	24687 BETHANY	09/06/23	PTA	03-ARM'S LENGTH	\$620,000	\$246,710	39.79	\$493,414	\$114,933	\$505,067	\$475,479	1.062	2,775	\$182.01	TWO STORY
50-22-24-377-023	24430 BETHANY	03/22/24	PTA	03-ARM'S LENGTH	\$622,500	\$256,710	41.24	\$513,410	\$106,840	\$515,660	\$510,766	1.010	2,421	\$212.99	TWO STORY
ALL STYLES	0.850									\$4,249,652	\$4,972,661	0.855			

R2404	LESLIE PARK	-- see also R2405, R2506, R2601													
50-22-24-326-006	24801 JOSEPH	07/11/23	PTA	03-ARM'S LENGTH	\$590,000	\$275,470	46.69	\$550,934	\$52,353	\$537,647	\$332,387	1.618	2,049	\$262.39	ONE STORY B
ALL STYLES										\$537,647	\$332,387	1.618			
100-91	1.650														
90-81	1.750														
80-71	1.750														
70-61	1.850														
60-51	1.850														
50-0	1.850														

R2405 **SEELEY'S GOLDEN ACRES** -- see also R2404, R2506, R2601
no sales during study period; trended up uniform with market

ALL STYLES	
100-91	1.650
90-81	1.750
80-71	1.750
70-61	1.850
60-51	1.850
50-0	1.850

R2406	WILLOWBROOK FARM SUB NO 4														
50-22-24-377-038	24249 AMANDA	04/14/22	PTA	03-ARM'S LENGTH	\$530,000	\$251,140	47.38	\$502,271	\$99,019	\$430,981	\$510,446	0.844	2,216	\$194.49	TWO STORY
ALL STYLES	0.850									\$430,981	\$510,446	0.844			

R2420	OLDE ORCHARD OCCP 39														
50-22-24-451-299	24645 OLDE ORCHARD	04/17/23	PTA	03-ARM'S LENGTH	\$185,000	\$73,850	39.92	\$147,691	\$35,000	\$150,000	\$86,685	1.730	796	\$188.44	ONE STORY B
1 STY	1.550									\$150,000	\$86,685	1.730			

50-22-24-451-037	24540 OLDE ORCHARD	05/12/22	PTA	03-ARM'S LENGTH	\$190,000	\$89,540	47.13	\$179,082	\$35,000	\$155,000	\$93,560	1.657	1,096	\$141.42	TWO STORY B
50-22-24-451-117	24437 OLDE ORCHARD	07/07/22	PTA	03-ARM'S LENGTH	\$190,000	\$83,810	44.11	\$167,617	\$35,000	\$155,000	\$86,115	1.800	1,048	\$147.90	TWO STORY B
50-22-24-451-285	24609 OLDE ORCHARD	07/29/22	WD	03-ARM'S LENGTH	\$176,000	\$83,810	47.62	\$167,617	\$35,000	\$141,000	\$86,115	1.637	1,048	\$134.54	TWO STORY B
50-22-24-451-192	24684 OLDE ORCHARD	08/17/22	PTA	03-ARM'S LENGTH	\$200,000	\$85,130	42.57	\$170,269	\$35,000	\$165,000	\$87,837	1.878	1,058	\$155.95	TWO STORY B
50-22-24-451-165	24569 OLDE ORCHARD	08/26/22	PTA	03-ARM'S LENGTH	\$170,000	\$83,810	49.30	\$167,617	\$35,000	\$135,000	\$86,115	1.568	1,048	\$128.82	TWO STORY B
50-22-24-451-189	24678 OLDE ORCHARD	09/19/22	PTA	03-ARM'S LENGTH	\$225,000	\$105,880	47.06	\$211,764	\$35,000	\$190,000	\$114,782	1.655	1,328	\$143.07	TWO STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-24-451-038	24542 OLDE ORCHARD	09/20/22	PTA	03-ARM'S LENGTH	\$175,000	\$83,810	47.89	\$167,617	\$35,000	\$140,000	\$86,115	1.626	1,048	\$133.59	TWO STORY B
50-22-24-451-140	24503 OLDE ORCHARD	10/27/22	PTA	03-ARM'S LENGTH	\$170,000	\$89,760	52.80	\$179,514	\$35,000	\$135,000	\$93,840	1.439	1,096	\$123.18	TWO STORY B
50-22-24-451-227	24804 OLDE ORCHARD	11/04/22	PTA	03-ARM'S LENGTH	\$192,000	\$85,130	44.34	\$170,269	\$35,000	\$157,000	\$87,837	1.787	1,058	\$148.39	TWO STORY B
50-22-24-451-115	24429 OLDE ORCHARD	12/22/22	PTA	03-ARM'S LENGTH	\$207,000	\$92,280	44.58	\$184,556	\$35,000	\$172,000	\$97,114	1.771	1,096	\$156.93	TWO STORY B
50-22-24-451-052	24606 OLDE ORCHARD	02/27/23	PTA	03-ARM'S LENGTH	\$192,500	\$89,540	46.51	\$179,082	\$35,000	\$157,500	\$93,560	1.683	1,096	\$143.70	TWO STORY B
50-22-24-451-196	24706 OLDE ORCHARD	03/24/23	PTA	03-ARM'S LENGTH	\$185,000	\$90,140	48.72	\$180,282	\$35,000	\$150,000	\$94,339	1.590	1,096	\$136.86	TWO STORY B
50-22-24-451-032	24526 OLDE ORCHARD	04/28/23	PTA	03-ARM'S LENGTH	\$177,000	\$84,410	47.69	\$168,817	\$35,000	\$142,000	\$86,894	1.634	1,048	\$135.50	TWO STORY B
50-22-24-451-222	24770 OLDE ORCHARD	06/23/23	PTA	03-ARM'S LENGTH	\$212,000	\$86,610	40.85	\$173,227	\$35,000	\$177,000	\$89,758	1.972	1,096	\$161.50	TWO STORY B
50-22-24-451-187	24652 OLDE ORCHARD	07/19/23	PTA	03-ARM'S LENGTH	\$197,000	\$84,410	42.85	\$168,817	\$35,000	\$162,000	\$86,894	1.864	1,048	\$154.58	TWO STORY B
50-22-24-451-310	24675 OLDE ORCHARD	09/15/23	PTA	03-ARM'S LENGTH	\$210,000	\$88,350	42.07	\$176,695	\$35,000	\$175,000	\$92,010	1.902	1,058	\$165.41	TWO STORY B
50-22-24-451-142	24507 OLDE ORCHARD	10/27/23	PTA	03-ARM'S LENGTH	\$210,000	\$89,940	42.83	\$179,882	\$35,000	\$175,000	\$94,079	1.860	1,096	\$159.67	TWO STORY B
50-22-24-451-156	24543 OLDE ORCHARD	10/30/23	PTA	03-ARM'S LENGTH	\$220,000	\$84,180	38.26	\$168,369	\$35,000	\$185,000	\$86,603	2.136	1,048	\$176.53	TWO STORY B
50-22-24-451-342	24834 OLDE ORCHARD	02/16/24	PTA	03-ARM'S LENGTH	\$220,000	\$85,870	39.03	\$171,735	\$35,000	\$185,000	\$88,789	2.084	1,048	\$176.53	TWO STORY B
50-22-24-451-021	24500 OLDE ORCHARD	03/18/24	PTA	03-ARM'S LENGTH	\$190,000	\$92,910	48.90	\$185,815	\$35,000	\$155,000	\$97,932	1.583	1,096	\$141.42	TWO STORY B
50-22-24-451-028	24514 OLDE ORCHARD	03/25/24	PTA	03-ARM'S LENGTH	\$212,500	\$87,460	41.16	\$174,911	\$35,000	\$177,500	\$90,851	1.954	1,048	\$169.37	TWO STORY B

2 STY **1.760** \$3,386,000 \$1,921,139 1.762

outlier															
50-22-24-451-276	24468 OLDE ORCHARD	04/12/23	PTA	03-ARM'S LENGTH	\$160,000	\$88,450	55.28	\$176,905	\$35,000	\$125,000	\$92,146	1.357	1,096	\$114.05	TWO STORY B

R2421 APPLGATE OCCP 98

50-22-24-451-075	24606 BASHIAN	05/16/22	PTA	03-ARM'S LENGTH	\$175,000	\$77,030	44.02	\$154,065	\$35,000	\$140,000	\$76,816	1.823	822	\$170.32	ONE STORY B
50-22-24-451-087	24552 BASHIAN	05/25/22	PTA	03-ARM'S LENGTH	\$190,000	\$87,440	46.02	\$174,876	\$35,000	\$155,000	\$91,422	1.695	1,100	\$140.91	TWO STORY D
50-22-24-451-404	24458 BASHIAN	05/30/22	PTA	03-ARM'S LENGTH	\$230,000	\$92,370	40.16	\$184,746	\$35,000	\$195,000	\$103,273	1.888	1,188	\$164.14	TWO STORY
50-22-24-451-378	24243 BASHIAN	07/22/22	PTA	03-ARM'S LENGTH	\$212,000	\$85,300	40.24	\$170,594	\$35,000	\$177,000	\$93,513	1.893	1,188	\$148.99	TWO STORY
50-22-24-451-064	24654 BASHIAN	09/15/22	PTA	03-ARM'S LENGTH	\$165,000	\$77,030	46.68	\$154,065	\$35,000	\$130,000	\$76,816	1.692	822	\$158.15	ONE STORY B
50-22-24-451-237	24525 BASHIAN	11/08/22	PTA	03-ARM'S LENGTH	\$190,000	\$91,380	48.09	\$182,764	\$35,000	\$155,000	\$96,578	1.605	1,172	\$132.25	TWO STORY C
50-22-24-451-402	24466 BASHIAN	01/27/23	PTA	03-ARM'S LENGTH	\$213,000	\$99,110	46.53	\$198,214	\$35,000	\$178,000	\$106,676	1.669	1,346	\$132.24	TWO STORY B
50-22-24-451-351	24431 BASHIAN	05/05/23	PTA	03-ARM'S LENGTH	\$220,000	\$99,110	45.05	\$198,214	\$35,000	\$185,000	\$106,676	1.734	1,346	\$137.44	TWO STORY B
50-22-24-451-381	24305 BASHIAN	11/08/23	PTA	03-ARM'S LENGTH	\$186,000	\$89,450	48.09	\$178,902	\$35,000	\$151,000	\$92,840	1.626	822	\$183.70	ONE STORY B
50-22-24-451-361	24475 BASHIAN	11/30/23	PTA	03-ARM'S LENGTH	\$240,000	\$104,750	43.65	\$209,495	\$35,000	\$205,000	\$114,049	1.797	1,346	\$152.30	TWO STORY B
50-22-24-451-262	24631 BASHIAN	12/28/23	PTA	03-ARM'S LENGTH	\$224,000	\$92,920	41.48	\$185,830	\$35,000	\$189,000	\$98,582	1.917	1,172	\$161.26	TWO STORY C
50-22-24-451-088	24548 BASHIAN	01/18/24	PTA	03-ARM'S LENGTH	\$213,000	\$87,460	41.06	\$174,916	\$35,000	\$178,000	\$96,494	1.845	1,188	\$149.83	TWO STORY

ALL STYLES **1.760** \$2,038,000 \$1,153,735 1.766

outlier															
50-22-24-451-388	24337 BASHIAN	09/29/22	WD	03-ARM'S LENGTH	\$190,000	\$99,110	52.16	\$198,214	\$35,000	\$155,000	\$106,676	1.453	1,346	\$115.16	TWO STORY B
50-22-24-451-084	24564 BASHIAN	04/28/22	PTA	03-ARM'S LENGTH	\$142,100	\$77,030	54.21	\$154,065	\$35,000	\$107,100	\$76,816	1.394	822	\$130.29	ONE STORY B
50-22-24-451-235	24517 BASHIAN	03/09/23	PTA	03-ARM'S LENGTH	\$170,000	\$86,890	51.11	\$173,783	\$35,000	\$135,000	\$90,708	1.488	1,100	\$122.73	TWO STORY D

R2422 APPLGATE II OCCP 513

50-22-24-451-421	24248 BASHIAN	05/20/22	WD	03-ARM'S LENGTH	\$216,000	\$93,680	43.37	\$187,353	\$35,000	\$181,000	\$133,292	1.358	1,240	\$145.97	TWO STORY B
50-22-24-451-419	24260 BASHIAN	08/30/23	PTA	03-ARM'S LENGTH	\$247,000	\$102,570	41.53	\$205,143	\$35,000	\$212,000	\$141,786	1.495	1,025	\$206.83	ONE STORY B
50-22-24-451-424	24236 BASHIAN	09/28/23	WD	03-ARM'S LENGTH	\$229,000	\$106,500	46.51	\$212,995	\$35,000	\$194,000	\$148,329	1.308	1,025	\$189.27	ONE STORY B
50-22-24-451-420	24252 BASHIAN	01/17/24	PTA	03-ARM'S LENGTH	\$225,000	\$93,430	41.52	\$186,867	\$35,000	\$190,000	\$126,556	1.501	1,025	\$185.37	ONE STORY B

ALL STYLES **1.400** \$777,000 \$549,963 1.413

R2423 NOVI PLACE OCCP 807

ALL STYLES **1.200**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
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no sales during study period; trended up uniform with market

R2450 SEC 24 ACREAGE -- see also R0150, R0250, R0450, R1050, R1250, R1950, R2050, R2150, R2950, R3150, R3550

ALL STYLES

100-91	1.000
90-81	1.050
80-71	1.100
70-61	1.150
60-51	1.200
50-0	1.250

R2501 WILLOWBROOK ESTATES 2,3 -- see also R2401, R2502

50-22-25-129-002	24130 WILLOWBROOK	04/05/22	PTA	03-ARM'S LENGTH	\$290,000	\$149,870	51.68	\$299,731	\$73,475	\$216,525	\$92,728	2.335	1,509	\$143.49	ONE STORY
50-22-25-103-016	40928 MOORINGSIDE	05/03/22	PTA	03-ARM'S LENGTH	\$247,000	\$121,690	49.27	\$243,382	\$62,207	\$184,793	\$74,252	2.489	1,119	\$165.14	ONE STORY
50-22-25-126-009	23780 E LE BOST	07/22/22	PTA	03-ARM'S LENGTH	\$285,000	\$147,380	51.71	\$294,752	\$67,437	\$217,563	\$93,162	2.335	1,148	\$189.51	ONE STORY
50-22-25-103-007	23925 E LE BOST	09/26/22	PTA	03-ARM'S LENGTH	\$275,000	\$142,510	51.82	\$285,010	\$67,545	\$207,455	\$89,125	2.328	1,315	\$157.76	ONE STORY
50-22-25-105-042	41088 MALOTT	10/03/22	PTA	03-ARM'S LENGTH	\$270,000	\$154,880	57.36	\$309,768	\$64,414	\$205,586	\$100,555	2.045	1,615	\$127.30	ONE STORY
50-22-25-131-018	23660 MAUDELEA	10/14/22	PTA	03-ARM'S LENGTH	\$297,500	\$170,360	57.26	\$340,724	\$99,364	\$198,136	\$98,918	2.003	1,404	\$141.12	ONE STORY
50-22-25-101-021	23983 W LE BOST	12/12/22	WD	03-ARM'S LENGTH	\$249,900	\$127,440	51.00	\$254,881	\$67,357	\$182,543	\$76,854	2.375	1,104	\$165.35	ONE STORY
50-22-25-101-040	23637 W LE BOST	01/30/23	PTA	03-ARM'S LENGTH	\$269,500	\$140,900	52.28	\$281,793	\$63,579	\$205,921	\$89,432	2.303	1,428	\$144.20	ONE STORY
50-22-25-128-001	40693 TEN MILE	06/30/23	PTA	03-ARM'S LENGTH	\$360,000	\$147,080	40.86	\$294,154	\$65,131	\$294,869	\$93,862	3.142	1,442	\$204.49	ONE STORY
50-22-25-128-006	40539 TEN MILE	07/07/23	WD	03-ARM'S LENGTH	\$324,900	\$132,970	40.93	\$265,949	\$63,449	\$261,451	\$82,992	3.150	1,404	\$186.22	ONE STORY
50-22-25-105-004	23898 W LE BOST	07/21/23	PTA	03-ARM'S LENGTH	\$270,000	\$152,150	56.35	\$304,290	\$69,533	\$200,467	\$96,212	2.084	1,541	\$130.09	ONE STORY
50-22-25-151-012	40929 MALOTT	07/21/23	PTA	03-ARM'S LENGTH	\$323,000	\$160,330	49.64	\$320,652	\$68,090	\$254,910	\$103,509	2.463	1,586	\$160.73	ONE STORY
50-22-25-128-021	40646 ROCKHILL	09/06/23	PTA	03-ARM'S LENGTH	\$315,000	\$159,970	50.78	\$319,943	\$71,741	\$243,259	\$101,722	2.391	1,542	\$157.76	ONE STORY
50-22-25-105-038	41065 S MCMAHON	09/29/23	PTA	03-ARM'S LENGTH	\$302,000	\$134,130	44.41	\$268,258	\$64,950	\$237,050	\$83,323	2.845	1,148	\$206.49	ONE STORY
50-22-25-105-020	41150 N MCMAHON	12/04/23	PTA	03-ARM'S LENGTH	\$280,000	\$147,410	52.65	\$294,828	\$62,079	\$217,921	\$95,389	2.285	1,511	\$144.22	ONE STORY
50-22-25-101-006	23920 MEADOWBROOK	12/11/23	PTA	03-ARM'S LENGTH	\$235,000	\$120,000	51.06	\$240,001	\$55,444	\$179,556	\$75,638	2.374	1,148	\$156.41	ONE STORY
50-22-25-130-003	23767 MAUDELEA	03/07/24	PTA	03-ARM'S LENGTH	\$355,000	\$171,260	48.24	\$342,519	\$69,156	\$285,844	\$112,034	2.551	1,250	\$228.68	ONE STORY
1 STY	2.450									\$3,793,849	\$1,559,707	2.432			

outliers

50-22-25-129-005	24022 WILLOWBROOK	10/27/22	PTA	03-ARM'S LENGTH	\$259,500	\$161,640	62.29	\$323,286	\$73,147	\$186,353	\$102,516	1.818	1,535	\$121.40	ONE STORY
50-22-25-128-017	24012 GLENRIDGE	08/12/22	PTA	03-ARM'S LENGTH	\$320,000	\$188,720	58.98	\$377,438	\$69,156	\$250,844	\$126,345	1.985	1,910	\$131.33	ONE STORY
50-22-25-152-017	23114 W LE BOST	09/15/22	WD	03-ARM'S LENGTH	\$335,000	\$157,970	47.16	\$315,933	\$76,049	\$258,951	\$119,942	2.159	1,312	\$197.37	ONE STORY B
50-22-25-126-020	23596 E LE BOST	10/14/22	PTA	03-ARM'S LENGTH	\$314,000	\$157,020	50.01	\$314,036	\$66,934	\$247,066	\$123,551	2.000	1,440	\$171.57	ONE STORY B
50-22-25-151-044	23619 E LE BOST	10/02/23	PTA	03-ARM'S LENGTH	\$330,000	\$188,150	57.02	\$376,291	\$91,981	\$238,019	\$142,155	1.674	1,468	\$162.14	ONE STORY B
1 STY B & C	2.000									\$744,036	\$385,648	1.929			

50-22-25-130-008	23675 MAUDELEA	06/21/23	PTA	03-ARM'S LENGTH	\$379,000	\$195,390	51.55	\$390,781	\$67,241	\$311,759	\$150,835	2.067	2,144	\$145.41	TWO STORY B
50-22-25-130-005	23737 MAUDELEA	07/26/23	PTA	03-ARM'S LENGTH	\$300,000	\$153,530	51.18	\$307,060	\$65,820	\$234,180	\$112,466	2.082	1,588	\$147.47	TRI-LEVEL

ALL OTHER STYLES 2.150

trended up uniform with market

R2502 HEATHERGREENE -- see also R2401, R2501

ALL STYLES 2.100

no sales during study period; trended up uniform with market

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
outlier															
50-22-25-203-014	24058 CRANBROOKE	10/25/22	PTA	03-ARM'S LENGTH	\$327,000	\$184,740	56.50	\$369,473	\$112,266	\$214,734	\$126,082	1.703	1,813	\$118.44	BI-LEVEL
sales outside of study period															
50-22-25-203-006	40123 BUCKINGHAM	11/01/24	PTA	03-ARM'S LENGTH	\$376,950	\$147,670	39.17	\$295,348	\$87,133	\$309,817	\$108,674	2.851	1,292	\$239.80	ONE STORY B
50-22-25-202-007	24063 HEATHERGREENE	06/06/24	PTA	03-ARM'S LENGTH	\$340,000	\$143,490	42.20	\$286,973	\$76,385	\$263,615	\$100,280	2.629	1,418	\$185.91	BI-LEVEL
R2504 JASON															
ALL STYLES 1.900															
no sales during study period; trended up uniform with market															
sale outside of study period															
50-22-25-204-025	24101 NILAN	08/16/24	WD	03-ARM'S LENGTH	\$436,000	\$183,490	42.08	\$366,971	\$74,506	\$361,494	\$153,929	2.348	1,490	\$242.61	ONE STORY B
R2505 FAIRFIELD FARMS															
50-22-25-207-002	23694 VALLEY STARR	06/06/22	PTA	03-ARM'S LENGTH	\$280,000	\$144,220	51.51	\$288,439	\$62,951	\$217,049	\$104,878	2.070	1,418	\$153.07	BI-LEVEL
50-22-25-254-014	23434 CRANBROOKE	06/28/22	PTA	03-ARM'S LENGTH	\$292,000	\$137,190	46.98	\$274,384	\$61,323	\$230,677	\$99,098	2.328	1,418	\$162.68	BI-LEVEL
50-22-25-208-020	23515 NILAN	09/15/22	PTA	03-ARM'S LENGTH	\$318,000	\$148,680	46.75	\$297,364	\$70,836	\$247,164	\$105,362	2.346	1,418	\$174.30	BI-LEVEL
50-22-25-252-020	40438 GUILFORD	10/16/23	WD	03-ARM'S LENGTH	\$355,000	\$163,310	46.00	\$326,628	\$59,972	\$295,028	\$124,026	2.379	1,734	\$170.14	BI-LEVEL
50-22-25-208-016	23581 NILAN	02/12/24	PTA	03-ARM'S LENGTH	\$327,000	\$166,180	50.82	\$332,365	\$69,007	\$257,993	\$122,492	2.106	1,418	\$181.94	BI-LEVEL
BI-LEVEL 2.250															
trended up uniform with market															
50-22-25-254-002	23730 NILAN	09/22/22	PTA	03-ARM'S LENGTH	\$332,000	\$164,590	49.58	\$329,178	\$82,649	\$249,351	\$118,013	2.113	1,400	\$178.11	TWO STORY B
50-22-25-251-023	40392 FRANKLIN MILL	03/11/24	WD	03-ARM'S LENGTH	\$407,000	\$202,270	49.70	\$404,543	\$64,901	\$342,099	\$162,586	2.104	2,124	\$161.06	TWO STORY B
2 STY 2.100															
outlier															
50-22-25-253-012	40341 GUILFORD	12/19/22	PTA	03-ARM'S LENGTH	\$450,000	\$199,700	44.38	\$399,393	\$59,972	\$390,028	\$162,480	2.400	2,124	\$183.63	TWO STORY B
CUSTOM 0.950															
50-22-25-254-021	23278 CRANBROOKE	05/04/23	PTA	03-ARM'S LENGTH	\$347,000	\$151,650	43.70	\$303,297	\$59,972	\$287,028	\$133,695	2.147	1,250	\$229.62	ONE STORY B
50-22-25-207-018	23641 LONDONDERRY	06/06/22	PTA	03-ARM'S LENGTH	\$272,500	\$133,980	49.17	\$267,964	\$62,941	\$209,559	\$112,650	1.860	1,250	\$167.65	ONE STORY B
50-22-25-254-001	39895 SQUIRE	07/13/23	PTA	03-ARM'S LENGTH	\$325,000	\$147,520	45.39	\$295,045	\$85,350	\$239,650	\$115,217	2.080	1,262	\$189.90	ONE STORY B
ALL OTHER STYLES 2.000															
-- see also R2404, R2405, 2601															
R2506 GREY'S SUB															
no sales during study period; trended up uniform with market															
ALL STYLES 1.850															
R2507 WESTMINSTER VILLAGE															
50-22-25-228-011	39526 WESTMINSTER	03/21/23	WD	03-ARM'S LENGTH	\$637,500	\$318,190	49.91	\$636,384	\$72,000	\$565,500	\$555,496	1.018	2,534	\$223.16	TWO STORY B
2-STY 1.020															
ALL OTHER STYLES 1.100															
trended up uniform with market															
R2508 HEATHERWOODE / HEATHERWYKE / HEATHERBRAE															
50-22-25-301-005	41296 VILLAGE LAKE	09/09/22	PTA	03-ARM'S LENGTH	\$378,000	\$176,240	46.62	\$352,478	\$71,062	\$306,938	\$132,120	2.323	1,734	\$177.01	BI-LEVEL
50-22-25-379-012	22512 SHERIDAN	09/05/23	WD	03-ARM'S LENGTH	\$350,000	\$161,320	46.09	\$322,637	\$70,319	\$279,681	\$118,459	2.361	1,734	\$161.29	BI-LEVEL

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
BI-LEVEL	2.300									\$586,619	\$250,579	2.341			
50-22-25-351-022	22635 CHESTNUT TREE	04/28/22	PTA	03-ARM'S LENGTH	\$272,000	\$133,530	49.09	\$267,056	\$69,786	\$202,214	\$111,138	1.819	1,496	\$135.17	ONE STORY
50-22-25-351-020	22667 CHESTNUT TREE	03/03/23	PTA	03-ARM'S LENGTH	\$365,000	\$165,970	45.47	\$331,938	\$78,906	\$286,094	\$180,737	1.583	1,496	\$191.24	ONE STORY
1 STY	1.600, 1.600, 1.650, 1.750, 1.750, 1.800									\$488,308	\$291,875	1.673			
2 STY	1.600, 1.600, 1.650, 1.750, 1.750, 1.800														
50-22-25-331-023	40608 HEATHERBROOK	07/01/22	PTA	03-ARM'S LENGTH	\$355,000	\$181,170	51.03	\$362,348	\$66,860	\$288,140	\$154,706	1.863	1,882	\$153.10	ONE STORY B
50-22-25-355-010	22508 HEATHERBRAE	12/20/22	PTA	03-ARM'S LENGTH	\$325,000	\$143,750	44.23	\$287,494	\$65,961	\$259,039	\$115,986	2.233	1,189	\$217.86	ONE STORY B
50-22-25-353-003	22772 SHADOW PINE	05/05/23	PTA	03-ARM'S LENGTH	\$288,500	\$144,850	50.21	\$289,703	\$61,263	\$227,237	\$119,602	1.900	1,440	\$157.80	ONE STORY B
50-22-25-376-013	40737 HEATHERBROOK	05/09/23	PTA	03-ARM'S LENGTH	\$360,000	\$165,650	46.01	\$331,291	\$67,996	\$292,004	\$137,851	2.118	1,440	\$202.78	ONE STORY B
50-22-25-377-008	22608 DEERFIELD	10/30/23	PTA	03-ARM'S LENGTH	\$390,000	\$184,860	47.40	\$369,715	\$67,037	\$322,963	\$158,470	2.038	1,608	\$200.85	ONE STORY B
50-22-25-380-004	40661 OAKWOOD	03/06/24	WD	03-ARM'S LENGTH	\$350,000	\$159,760	45.65	\$319,528	\$66,285	\$283,715	\$132,588	2.140	1,484	\$191.18	ONE STORY B
1 STY B	2.000									\$1,673,098	\$819,203	2.042			
50-22-25-301-018	23049 HEATHERBRAE	06/09/22	PTA	03-ARM'S LENGTH	\$375,000	\$183,010	48.80	\$366,025	\$111,471	\$263,529	\$126,017	2.091	1,680	\$156.86	TRI-LEVEL
50-22-25-404-001	23166 HEATHERWOODE	09/28/22	WD	03-ARM'S LENGTH	\$330,000	\$152,950	46.35	\$305,904	\$71,101	\$258,899	\$116,239	2.227	1,645	\$157.39	TRI-LEVEL
50-22-25-378-009	22582 WINFIELD	10/20/22	PTA	03-ARM'S LENGTH	\$308,000	\$151,480	49.18	\$302,954	\$63,134	\$244,866	\$118,723	2.063	1,645	\$148.85	TRI-LEVEL
50-22-25-302-010	22846 HEATHERBRAE	08/21/23	PTA	03-ARM'S LENGTH	\$337,000	\$144,700	42.94	\$289,403	\$65,662	\$271,338	\$110,763	2.450	1,680	\$161.51	TRI-LEVEL
50-22-25-330-007	40563 VILLAGE OAKS	10/20/23	WD	03-ARM'S LENGTH	\$350,000	\$144,850	41.39	\$289,698	\$63,591	\$286,409	\$111,934	2.559	1,645	\$174.11	TRI-LEVEL
TRI-LEVEL	2.200									\$1,325,041	\$583,676	2.270			
50-22-25-379-005	22630 SHERIDAN	08/26/22	PTA	03-ARM'S LENGTH	\$422,000	\$201,210	47.68	\$402,421	\$71,372	\$350,628	\$164,048	2.137	2,124	\$165.08	TWO STORY B
50-22-25-376-004	22570 BROOK FOREST	09/15/22	PTA	03-ARM'S LENGTH	\$445,000	\$228,510	51.35	\$457,022	\$77,638	\$367,362	\$188,000	1.954	2,124	\$172.96	TWO STORY B
50-22-25-377-014	22510 DEERFIELD	05/26/23	PTA	03-ARM'S LENGTH	\$467,000	\$193,640	41.46	\$387,279	\$73,234	\$393,766	\$155,622	2.530	2,124	\$185.39	TWO STORY B
50-22-25-352-009	22622 CHESTNUT TREE	06/07/23	PTA	03-ARM'S LENGTH	\$420,000	\$175,920	41.89	\$351,841	\$61,263	\$358,737	\$143,993	2.491	2,124	\$168.90	TWO STORY B
50-22-25-354-013	22493 HEATHERBRAE	11/21/23	PTA	03-ARM'S LENGTH	\$379,000	\$177,700	46.89	\$355,408	\$67,106	\$311,894	\$142,865	2.183	1,772	\$176.01	TWO STORY B
2 STY B & C	2.200									\$1,782,387	\$794,528	2.243			
R2520	STONEHENGE OCCP 125														
50-22-25-276-036	23663 STONEHENGE	01/05/23	PTA	03-ARM'S LENGTH	\$147,000	\$77,620	52.80	\$155,242	\$42,000	\$105,000	\$57,193	1.836	970	\$108.25	ONE STORY
50-22-25-276-217	23743 STONEHENGE	10/13/23	WD	03-ARM'S LENGTH	\$169,000	\$77,620	45.93	\$155,242	\$42,000	\$127,000	\$57,193	2.221	970	\$130.93	ONE STORY
50-22-25-276-076	23642 STONEHENGE	12/20/23	PTA	03-ARM'S LENGTH	\$195,500	\$88,300	45.17	\$176,604	\$42,000	\$153,500	\$67,982	2.258	970	\$158.25	ONE STORY
1 STY	2.150									\$385,500	\$182,368	2.114			
trended up uniform with market															
50-22-25-276-288	23552 N ROCKLEDGE	04/01/22	PTA	03-ARM'S LENGTH	\$199,000	\$79,590	39.99	\$159,172	\$42,000	\$157,000	\$99,976	1.570	936	\$167.74	ONE STORY B
50-22-25-276-053	23619 STONEHENGE	05/18/22	PTA	03-ARM'S LENGTH	\$165,000	\$79,140	47.96	\$158,279	\$42,000	\$123,000	\$99,214	1.240	936	\$131.41	ONE STORY B
50-22-25-276-096	23583 STONEHENGE	06/27/22	PTA	03-ARM'S LENGTH	\$170,000	\$72,960	42.92	\$145,910	\$42,000	\$128,000	\$88,660	1.444	936	\$136.75	ONE STORY C
50-22-25-276-243	23666 N ROCKLEDGE	07/01/22	PTA	03-ARM'S LENGTH	\$155,000	\$79,590	51.35	\$159,172	\$42,000	\$113,000	\$99,976	1.130	936	\$120.73	ONE STORY B
50-22-25-276-065	23703 N ROCKLEDGE	08/31/22	PTA	03-ARM'S LENGTH	\$193,500	\$84,990	43.92	\$169,978	\$42,000	\$151,500	\$109,196	1.387	936	\$161.86	ONE STORY B
50-22-25-276-181	23503 N ROCKLEDGE	10/28/22	PTA	03-ARM'S LENGTH	\$168,000	\$79,590	47.38	\$159,172	\$42,000	\$126,000	\$99,976	1.260	936	\$134.62	ONE STORY B
50-22-25-276-168	23553 MEETINGHALL	11/17/22	WD	03-ARM'S LENGTH	\$164,000	\$81,510	49.70	\$163,029	\$42,000	\$122,000	\$103,267	1.181	936	\$130.34	ONE STORY B
50-22-25-276-189	23523 N ROCKLEDGE	05/19/23	PTA	03-ARM'S LENGTH	\$187,500	\$79,590	42.45	\$159,172	\$42,000	\$145,500	\$99,976	1.455	936	\$155.45	ONE STORY B
50-22-25-276-033	23669 STONEHENGE	01/22/24	WD	03-ARM'S LENGTH	\$204,200	\$74,500	36.48	\$149,000	\$42,000	\$162,200	\$91,297	1.777	936	\$173.29	ONE STORY C
1 STY B & C	1.350									\$1,228,200	\$891,539	1.378			
50-22-25-276-131	23457 STONEHENGE	04/08/22	PTA	03-ARM'S LENGTH	\$210,000	\$88,780	42.28	\$177,566	\$42,000	\$168,000	\$96,833	1.735	968	\$173.55	TWO STORY B
50-22-25-276-274	23576 N ROCKLEDGE	04/08/22	PTA	03-ARM'S LENGTH	\$207,000	\$90,410	43.68	\$180,821	\$42,000	\$165,000	\$99,158	1.664	968	\$170.45	TWO STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-25-276-207	23625 N ROCKLEDGE	08/05/22	PTA	03-ARM'S LENGTH	\$210,000	\$90,290	43.00	\$180,576	\$42,000	\$168,000	\$98,983	1.697	968	\$173.55	TWO STORY B
50-22-25-276-231	23633 N ROCKLEDGE	09/23/22	PTA	03-ARM'S LENGTH	\$175,000	\$86,570	49.47	\$173,142	\$42,000	\$133,000	\$93,673	1.420	968	\$137.40	TWO STORY B
50-22-25-276-293	23524 N ROCKLEDGE	10/07/22	PTA	03-ARM'S LENGTH	\$191,000	\$92,130	48.24	\$184,268	\$42,000	\$149,000	\$101,620	1.466	968	\$153.93	TWO STORY B
50-22-25-276-106	23507 STONEHENGE	12/27/22	PTA	03-ARM'S LENGTH	\$184,400	\$89,140	48.34	\$178,270	\$42,000	\$142,400	\$97,336	1.463	968	\$147.11	TWO STORY B
50-22-25-276-018	23707 STONEHENGE	03/23/23	PTA	03-ARM'S LENGTH	\$180,000	\$86,570	48.09	\$173,142	\$42,000	\$138,000	\$93,673	1.473	968	\$142.56	TWO STORY B
50-22-25-276-220	23512 WOODSHIRE	04/05/23	PTA	03-ARM'S LENGTH	\$186,888	\$86,570	46.32	\$173,142	\$42,000	\$144,888	\$93,673	1.547	968	\$149.68	TWO STORY B
50-22-25-276-245	23670 N ROCKLEDGE	05/09/23	PTA	03-ARM'S LENGTH	\$186,500	\$86,570	46.42	\$173,142	\$42,000	\$144,500	\$93,673	1.543	968	\$149.28	TWO STORY B
50-22-25-276-294	23526 N ROCKLEDGE	05/12/23	PTA	03-ARM'S LENGTH	\$186,000	\$88,880	47.78	\$177,750	\$42,000	\$144,000	\$96,964	1.485	968	\$148.76	TWO STORY B
50-22-25-276-305	23404 N ROCKLEDGE	07/11/23	PTA	03-ARM'S LENGTH	\$180,000	\$86,570	48.09	\$173,142	\$42,000	\$138,000	\$93,673	1.473	968	\$142.56	TWO STORY B
50-22-25-276-054	23617 STONEHENGE	07/28/23	PTA	03-ARM'S LENGTH	\$210,000	\$93,720	44.63	\$187,440	\$42,000	\$168,000	\$103,886	1.617	1,010	\$166.34	TWO STORY B
50-22-25-276-195	23462 DANBERRY	08/28/23	PTA	03-ARM'S LENGTH	\$197,500	\$89,530	45.33	\$179,056	\$42,000	\$155,500	\$97,897	1.588	968	\$160.64	TWO STORY B
50-22-25-276-278	23586 N ROCKLEDGE	10/26/23	WD	03-ARM'S LENGTH	\$205,000	\$88,430	43.14	\$176,859	\$42,000	\$163,000	\$96,328	1.692	968	\$168.39	TWO STORY B
50-22-25-276-031	23675 STONEHENGE	11/03/23	PTA	03-ARM'S LENGTH	\$233,800	\$107,440	45.95	\$214,876	\$42,000	\$191,800	\$123,483	1.553	1,010	\$189.90	TWO STORY B
50-22-25-276-174	23465 DANBERRY	11/20/23	PTA	03-ARM'S LENGTH	\$205,000	\$89,430	43.62	\$178,867	\$42,000	\$163,000	\$97,762	1.667	1,024	\$159.18	TWO STORY B

2 STY B 1.570 \$2,476,088 \$1,578,614 1.569

R2521 LAKEWOOD PARK HOMES OCCP 212

50-22-25-426-038	39788 VILLAGE WOOD	04/01/22	PTA	03-ARM'S LENGTH	\$147,000	\$74,590	50.74	\$149,181	\$42,000	\$105,000	\$74,071	1.418	835	\$125.75	ONE STORY C
50-22-25-459-011	22663 WOOLSEY	04/27/22	PTA	03-ARM'S LENGTH	\$170,000	\$88,280	51.93	\$176,562	\$42,000	\$128,000	\$98,580	1.298	1,005	\$127.36	ONE STORY B
50-22-25-427-073	39873 VILLAGE WOOD	04/29/22	PTA	03-ARM'S LENGTH	\$171,000	\$77,940	45.58	\$155,885	\$42,000	\$129,000	\$78,704	1.639	895	\$144.13	ONE STORY C
50-22-25-426-031	39752 VILLAGE WOOD	05/17/22	PTA	03-ARM'S LENGTH	\$140,000	\$77,940	55.67	\$155,885	\$42,000	\$98,000	\$78,704	1.245	895	\$109.50	ONE STORY C
50-22-25-428-004	22938 TALFORD	05/19/22	PTA	03-ARM'S LENGTH	\$152,000	\$74,450	48.98	\$148,896	\$42,000	\$110,000	\$73,874	1.489	775	\$141.94	ONE STORY C
50-22-25-457-004	22759 CORTES	05/19/22	PTA	03-ARM'S LENGTH	\$207,000	\$88,280	42.65	\$176,562	\$42,000	\$165,000	\$98,580	1.674	1,005	\$164.18	ONE STORY B
50-22-25-426-022	39814 VILLAGE WOOD	06/07/22	PTA	03-ARM'S LENGTH	\$166,000	\$74,590	44.93	\$149,181	\$42,000	\$124,000	\$74,071	1.674	835	\$148.50	ONE STORY C
50-22-25-457-009	22723 CORTES	06/23/22	PTA	03-ARM'S LENGTH	\$197,000	\$83,210	42.24	\$166,417	\$42,000	\$155,000	\$91,148	1.701	840	\$184.52	ONE STORY B
50-22-25-427-074	39875 VILLAGE WOOD	07/20/22	PTA	03-ARM'S LENGTH	\$171,500	\$77,940	45.45	\$155,885	\$42,000	\$129,500	\$78,704	1.645	895	\$144.69	ONE STORY C
50-22-25-410-019	22827 RENFORD	07/22/22	PTA	03-ARM'S LENGTH	\$180,000	\$88,280	49.04	\$176,562	\$42,000	\$138,000	\$98,580	1.400	1,005	\$137.31	ONE STORY B
50-22-25-457-011	22727 CORTES	07/22/22	PTA	03-ARM'S LENGTH	\$174,000	\$82,610	47.48	\$165,229	\$42,000	\$132,000	\$90,278	1.462	840	\$157.14	ONE STORY B
50-22-25-426-007	39872 VILLAGE WOOD	08/26/22	PTA	03-ARM'S LENGTH	\$145,000	\$80,060	55.21	\$160,127	\$42,000	\$103,000	\$81,636	1.262	875	\$117.71	ONE STORY C
50-22-25-410-002	22774 RENFORD	09/13/22	PTA	03-ARM'S LENGTH	\$215,000	\$95,340	44.34	\$190,679	\$42,000	\$173,000	\$108,922	1.588	1,005	\$172.14	ONE STORY B
50-22-25-427-045	39813 VILLAGE WOOD	09/23/22	WD	03-ARM'S LENGTH	\$140,000	\$74,450	53.18	\$148,896	\$42,000	\$98,000	\$73,874	1.327	775	\$126.45	ONE STORY C
50-22-25-429-008	22828 TALFORD	10/17/22	PTA	03-ARM'S LENGTH	\$230,000	\$100,170	43.55	\$200,344	\$42,000	\$188,000	\$116,003	1.621	1,005	\$187.06	ONE STORY B
50-22-25-410-007	22806 RENFORD	10/31/22	PTA	03-ARM'S LENGTH	\$206,000	\$88,280	42.85	\$176,562	\$42,000	\$164,000	\$98,580	1.664	1,005	\$163.18	ONE STORY B
50-22-25-407-004	23078 CRANBROOKE	11/23/22	PTA	03-ARM'S LENGTH	\$152,000	\$81,210	53.43	\$162,415	\$42,000	\$110,000	\$83,217	1.322	875	\$125.71	ONE STORY C
50-22-25-461-010	22644 WOOLSEY	01/10/23	PTA	03-ARM'S LENGTH	\$199,900	\$88,280	44.16	\$176,562	\$42,000	\$157,900	\$98,580	1.602	1,005	\$157.11	ONE STORY B
50-22-25-426-026	39826 VILLAGE WOOD	02/15/23	PTA	03-ARM'S LENGTH	\$148,000	\$74,590	50.40	\$149,181	\$42,000	\$106,000	\$74,071	1.431	835	\$126.95	ONE STORY C
50-22-25-427-061	39869 VILLAGE WOOD	04/18/23	PTA	03-ARM'S LENGTH	\$150,000	\$74,450	49.63	\$148,896	\$42,000	\$108,000	\$73,874	1.462	775	\$139.35	ONE STORY C
50-22-25-427-003	39619 VILLAGE WOOD	05/05/23	PTA	03-ARM'S LENGTH	\$170,000	\$80,120	47.13	\$160,246	\$42,000	\$128,000	\$86,627	1.478	840	\$152.38	ONE STORY B
50-22-25-458-015	22766 RENFORD	07/21/23	PTA	03-ARM'S LENGTH	\$211,000	\$88,280	41.84	\$176,562	\$42,000	\$169,000	\$98,580	1.714	1,005	\$168.16	ONE STORY B
50-22-25-426-046	39832 VILLAGE WOOD	07/28/23	PTA	03-ARM'S LENGTH	\$183,500	\$77,940	42.47	\$155,885	\$42,000	\$141,500	\$78,704	1.798	895	\$158.10	ONE STORY C
50-22-25-427-005	39623 VILLAGE WOOD	08/09/23	PTA	03-ARM'S LENGTH	\$140,000	\$74,450	53.18	\$148,896	\$42,000	\$98,000	\$73,874	1.327	775	\$126.45	ONE STORY C
50-22-25-426-064	39712 VILLAGE WOOD	08/18/23	PTA	03-ARM'S LENGTH	\$173,000	\$77,940	45.05	\$155,885	\$42,000	\$131,000	\$78,704	1.664	895	\$146.37	ONE STORY C
50-22-25-427-055	39825 VILLAGE WOOD	09/12/23	PTA	03-ARM'S LENGTH	\$180,000	\$77,940	43.30	\$155,885	\$42,000	\$138,000	\$78,704	1.753	895	\$154.19	ONE STORY C
50-22-25-429-014	22844 TALFORD	11/22/23	PTA	03-ARM'S LENGTH	\$210,000	\$94,240	44.88	\$188,475	\$42,000	\$168,000	\$107,308	1.566	1,005	\$167.16	ONE STORY B
50-22-25-426-040	39784 VILLAGE WOOD	12/06/23	WD	03-ARM'S LENGTH	\$159,500	\$74,590	46.76	\$149,181	\$42,000	\$117,500	\$74,071	1.586	835	\$140.72	ONE STORY C
50-22-25-410-014	22845 RENFORD	02/07/24	PTA	03-ARM'S LENGTH	\$200,000	\$88,280	44.14	\$176,562	\$42,000	\$158,000	\$98,580	1.603	1,005	\$157.21	ONE STORY B
50-22-25-461-018	22664 WOOLSEY	03/29/24	WD	03-ARM'S LENGTH	\$220,061	\$96,070	43.66	\$192,149	\$42,000	\$178,061	\$109,999	1.619	1,005	\$177.18	ONE STORY B

ALL 1-STY STYLES 1.550 \$4,048,461 \$2,629,206 1.540

trended up uniform with market

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
outliers															
50-22-25-410-005	22802 RENFORD	07/18/22	PTA	03-ARM'S LENGTH	\$150,000	\$88,280	58.85	\$176,562	\$42,000	\$108,000	\$98,580	1.096	1,005	\$107.46	ONE STORY B
50-22-25-461-017	22662 WOOLSEY	08/22/22	PTA	03-ARM'S LENGTH	\$157,000	\$88,280	56.23	\$176,562	\$42,000	\$115,000	\$98,580	1.167	1,005	\$114.43	ONE STORY B
50-22-25-459-015	22657 WOOLSEY	12/01/23	WD	03-ARM'S LENGTH	\$165,000	\$97,270	58.95	\$194,533	\$42,000	\$123,000	\$111,746	1.101	1,005	\$122.39	ONE STORY B
50-22-25-427-026	39713 VILLAGE WOOD	04/15/22	PTA	03-ARM'S LENGTH	\$134,900	\$80,060	59.35	\$160,127	\$42,000	\$92,900	\$81,636	1.138	875	\$106.17	ONE STORY C
50-22-25-452-013	22719 CRANBROOKE	04/08/22	PTA	03-ARM'S LENGTH	\$235,700	\$116,910	49.60	\$233,812	\$42,000	\$193,700	\$114,242	1.696	1,260	\$153.73	TWO STORY B
50-22-25-405-015	22815 CRANBROOKE	04/18/22	PTA	03-ARM'S LENGTH	\$223,000	\$103,070	46.22	\$206,134	\$42,000	\$181,000	\$97,757	1.852	1,050	\$172.38	TWO STORY B
50-22-25-406-009	22843 CRANBROOKE	04/25/22	PTA	03-ARM'S LENGTH	\$242,000	\$114,240	47.21	\$228,480	\$42,000	\$200,000	\$111,066	1.801	1,184	\$168.92	TWO STORY B
50-22-25-454-001	22559 CRANBROOKE	05/13/22	PTA	03-ARM'S LENGTH	\$255,000	\$110,330	43.27	\$220,661	\$42,000	\$213,000	\$106,409	2.002	1,184	\$179.90	TWO STORY B
50-22-25-453-014	22637 CRANBROOKE	06/28/22	PTA	03-ARM'S LENGTH	\$260,000	\$121,610	46.77	\$243,216	\$42,000	\$218,000	\$119,843	1.819	1,254	\$173.84	TWO STORY B
50-22-25-455-002	22447 CRANBROOKE	07/29/22	WD	03-ARM'S LENGTH	\$200,000	\$110,330	55.17	\$220,661	\$42,000	\$158,000	\$106,409	1.485	1,184	\$133.45	TWO STORY B
50-22-25-454-016	22523 CRANBROOKE	08/23/22	PTA	03-ARM'S LENGTH	\$253,500	\$110,330	43.52	\$220,661	\$42,000	\$211,500	\$106,409	1.988	1,184	\$178.63	TWO STORY B
50-22-25-405-008	22889 CRANBROOKE	08/26/22	PTA	03-ARM'S LENGTH	\$252,000	\$114,500	45.44	\$229,004	\$42,000	\$210,000	\$111,378	1.885	1,184	\$177.36	TWO STORY B
50-22-25-405-016	22813 CRANBROOKE	09/09/22	PTA	03-ARM'S LENGTH	\$220,000	\$103,070	46.85	\$206,134	\$42,000	\$178,000	\$97,757	1.821	1,050	\$169.52	TWO STORY B
50-22-25-455-007	22435 CRANBROOKE	11/22/22	PTA	03-ARM'S LENGTH	\$222,000	\$107,030	48.21	\$214,057	\$42,000	\$180,000	\$102,476	1.757	1,050	\$171.43	TWO STORY B
50-22-25-454-011	22535 CRANBROOKE	01/11/23	PTA	03-ARM'S LENGTH	\$236,000	\$112,790	47.79	\$225,577	\$42,000	\$194,000	\$109,337	1.774	1,254	\$154.70	TWO STORY B
50-22-25-405-004	22879 CRANBROOKE	02/21/23	PTA	03-ARM'S LENGTH	\$227,500	\$113,220	49.77	\$226,436	\$42,000	\$185,500	\$109,849	1.689	1,254	\$147.93	TWO STORY B
50-22-25-455-004	22443 CRANBROOKE	02/22/23	PTA	03-ARM'S LENGTH	\$230,000	\$116,200	50.52	\$232,390	\$42,000	\$188,000	\$113,395	1.658	1,254	\$149.92	TWO STORY B
50-22-25-453-010	22647 CRANBROOKE	05/15/23	PTA	03-ARM'S LENGTH	\$275,000	\$131,280	47.74	\$262,569	\$42,000	\$233,000	\$131,369	1.774	1,184	\$196.79	TWO STORY B
50-22-25-453-006	22657 CRANBROOKE	07/26/23	PTA	03-ARM'S LENGTH	\$262,000	\$110,330	42.11	\$220,661	\$42,000	\$220,000	\$106,409	2.067	1,184	\$185.81	TWO STORY B
50-22-25-453-017	22629 CRANBROOKE	09/08/23	WD	03-ARM'S LENGTH	\$230,000	\$112,790	49.04	\$225,577	\$42,000	\$188,000	\$109,337	1.719	1,254	\$149.92	TWO STORY B
50-22-25-453-012	22643 CRANBROOKE	01/12/24	PTA	03-ARM'S LENGTH	\$268,000	\$122,110	45.56	\$244,219	\$42,000	\$226,000	\$120,440	1.876	1,254	\$180.22	TWO STORY B
50-22-25-455-001	22449 CRANBROOKE	03/21/24	PTA	03-ARM'S LENGTH	\$220,000	\$110,330	50.15	\$220,661	\$42,000	\$178,000	\$106,409	1.673	1,184	\$150.34	TWO STORY B
2-STY B	1.780									\$3,555,700	\$1,980,292	1.796			
50-22-25-409-010	22904 TALFORD	06/10/22	PTA	03-ARM'S LENGTH	\$154,000	\$74,880	48.62	\$149,758	\$42,000	\$112,000	\$75,886	1.476	860	\$130.23	TWO STORY C
50-22-25-427-006	39625 VILLAGE WOOD	06/17/22	PTA	03-ARM'S LENGTH	\$160,000	\$74,880	46.80	\$149,758	\$42,000	\$118,000	\$75,886	1.555	860	\$137.21	TWO STORY C
50-22-25-426-053	39736 VILLAGE WOOD	09/13/22	PTA	03-ARM'S LENGTH	\$153,000	\$74,880	48.94	\$149,758	\$42,000	\$111,000	\$75,886	1.463	860	\$129.07	TWO STORY C
50-22-25-427-029	39757 VILLAGE WOOD	04/19/23	PTA	03-ARM'S LENGTH	\$157,000	\$74,880	47.69	\$149,758	\$42,000	\$115,000	\$75,886	1.515	860	\$133.72	TWO STORY C
50-22-25-407-003	23076 CRANBROOKE	08/28/23	PTA	03-ARM'S LENGTH	\$162,000	\$72,930	45.02	\$145,860	\$42,000	\$120,000	\$73,141	1.641	860	\$139.53	TWO STORY C
50-22-25-426-057	39724 VILLAGE WOOD	08/28/23	PTA	03-ARM'S LENGTH	\$165,000	\$74,880	45.38	\$149,758	\$42,000	\$123,000	\$75,886	1.621	860	\$143.02	TWO STORY C
50-22-25-426-008	39874 VILLAGE WOOD	11/07/23	PTA	03-ARM'S LENGTH	\$160,000	\$74,880	46.80	\$149,758	\$42,000	\$118,000	\$75,886	1.555	860	\$137.21	TWO STORY C
50-22-25-427-064	39867 VILLAGE WOOD	02/23/24	PTA	03-ARM'S LENGTH	\$148,000	\$74,880	50.59	\$149,758	\$42,000	\$106,000	\$75,886	1.397	860	\$123.26	TWO STORY C
50-22-25-410-010	22834 RENFORD	03/14/24	PTA	03-ARM'S LENGTH	\$145,000	\$76,110	52.49	\$152,216	\$42,000	\$103,000	\$77,617	1.327	860	\$119.77	TWO STORY C
2-STY C	1.500									\$1,026,000	\$681,959	1.504			
outlier															
50-22-25-427-067	39845 VILLAGE WOOD	12/08/23	WD	03-ARM'S LENGTH	\$175,400	\$74,880	42.69	\$149,758	\$42,000	\$133,400	\$75,886	1.758	860	\$155.12	TWO STORY C
R2522 OAK RIDGE OCCP 633															
50-22-25-431-040	39453 COUNTRY	05/31/22	PTA	03-ARM'S LENGTH	\$220,000	\$111,590	50.72	\$223,184	\$41,135	\$178,865	\$170,139	1.051	1,272	\$140.62	TWO STORY
50-22-25-431-044	39429 COUNTRY	07/11/22	PTA	03-ARM'S LENGTH	\$225,000	\$114,350	50.82	\$228,700	\$41,135	\$183,865	\$175,294	1.049	1,272	\$144.55	TWO STORY
50-22-25-431-006	39432 COUNTRY	04/25/23	PTA	03-ARM'S LENGTH	\$235,000	\$108,830	46.31	\$217,668	\$41,135	\$193,865	\$164,984	1.175	1,272	\$152.41	TWO STORY
2 STY	1.100									\$556,595	\$510,418	1.090			
trended up uniform with market															
50-22-25-431-017	39486 COUNTRY	04/29/22	PTA	03-ARM'S LENGTH	\$256,000	\$116,920	45.67	\$233,832	\$41,135	\$214,865	\$167,563	1.282	1,272	\$168.92	TWO STORY B
50-22-25-431-043	39431 COUNTRY	06/03/22	PTA	03-ARM'S LENGTH	\$236,000	\$118,400	50.17	\$236,795	\$41,135	\$194,865	\$170,139	1.145	1,272	\$153.20	TWO STORY B
50-22-25-431-028	39509 COUNTRY	08/19/22	PTA	03-ARM'S LENGTH	\$237,000	\$116,920	49.33	\$233,832	\$41,135	\$195,865	\$167,563	1.169	1,272	\$153.98	TWO STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-254-004	42006 ASPEN	10/06/23	PTA	03-ARM'S LENGTH	\$542,000	\$243,420	44.91	\$486,834	\$104,318	\$437,682	\$460,863	0.950	2,163	\$202.35	TWO STORY B
ALL STYLES	0.930									\$437,682	\$460,863	0.950			

R2620		ORCHARD HILLS NORTH OCCP 2087													
50-22-26-202-010	42136 WOODGLEN	05/19/23	WD	03-ARM'S LENGTH	\$731,000	\$336,140	45.98	\$672,272	\$103,468	\$627,532	\$669,181	0.938	3,140	\$199.85	TWO STORY
ALL STYLES	0.930									\$627,532	\$669,181	0.938			
trended up uniform with market															

R2621		RIDGEVIEW OF NOVI OCCP 2142													
50-22-26-102-075	42929 CARDINAL	05/26/22	PTA	03-ARM'S LENGTH	\$500,000	\$252,470	50.49	\$504,935	\$103,027	\$396,973	\$509,389	0.779	2,191	\$181.18	TWO STORY
50-22-26-102-088	42787 CARDINAL	06/24/22	PTA	03-ARM'S LENGTH	\$587,000	\$269,980	45.99	\$539,957	\$103,027	\$483,973	\$553,777	0.874	2,608	\$185.57	TWO STORY
50-22-26-102-049	42808 CARDINAL	10/14/22	WD	03-ARM'S LENGTH	\$550,000	\$286,980	52.18	\$573,952	\$103,027	\$446,973	\$596,863	0.749	2,589	\$172.64	TWO STORY
50-22-26-102-019	23952 SEMINOLE	03/13/23	PTA	03-ARM'S LENGTH	\$535,952	\$276,560	51.60	\$553,128	\$103,027	\$432,925	\$570,470	0.759	2,346	\$184.54	TWO STORY
50-22-26-102-003	23959 SEMINOLE	03/31/23	WD	03-ARM'S LENGTH	\$580,000	\$285,690	49.26	\$571,377	\$103,027	\$476,973	\$593,600	0.804	2,530	\$188.53	TWO STORY
50-22-26-102-055	42768 CARDINAL	04/20/23	WD	03-ARM'S LENGTH	\$509,600	\$269,400	52.86	\$538,807	\$103,027	\$406,573	\$552,319	0.736	2,303	\$176.54	TWO STORY
50-22-26-102-091	42749 CARDINAL	05/25/23	PTA	03-ARM'S LENGTH	\$620,000	\$301,680	48.66	\$603,351	\$103,027	\$516,973	\$634,124	0.815	2,648	\$195.23	TWO STORY
50-22-26-102-048	42812 CARDINAL	07/07/23	WD	03-ARM'S LENGTH	\$548,000	\$264,150	48.20	\$528,293	\$103,027	\$444,973	\$538,994	0.826	2,525	\$176.23	TWO STORY
50-22-26-102-033	42936 CARDINAL	11/06/23	PTA	03-ARM'S LENGTH	\$600,000	\$281,070	46.85	\$562,137	\$103,027	\$496,973	\$581,888	0.854	2,396	\$207.42	TWO STORY
50-22-26-102-017	23976 SEMINOLE	11/15/23	WD	03-ARM'S LENGTH	\$740,000	\$320,930	43.37	\$641,864	\$103,027	\$636,973	\$682,937	0.933	2,807	\$226.92	TWO STORY
50-22-26-102-047	42832 CARDINAL	12/08/23	PTA	03-ARM'S LENGTH	\$595,000	\$255,420	42.93	\$510,835	\$103,027	\$491,973	\$516,867	0.952	2,334	\$210.79	TWO STORY
50-22-26-102-053	42776 CARDINAL	01/31/24	PTA	03-ARM'S LENGTH	\$685,000	\$281,130	41.04	\$562,269	\$103,027	\$581,973	\$582,056	1.000	2,695	\$215.95	TWO STORY
ALL STYLES	0.880									\$5,814,228	\$6,913,284	0.841			
trended up uniform with market															

R2622		WOODBIDGE PARK OCCP 2311													
50-22-26-301-018	22526 WOODBRIDGE	04/26/22	PTA	03-ARM'S LENGTH	\$440,170	\$212,060	48.18	\$424,110	\$82,345	\$357,825	\$343,828	1.041	1,945	\$183.97	TWO STORY
50-22-26-301-017	22530 WOODBRIDGE	04/27/22	PTA	03-ARM'S LENGTH	\$471,315	\$236,580	50.20	\$473,153	\$82,345	\$388,970	\$393,167	0.989	2,158	\$180.25	TWO STORY
50-22-26-301-019	22522 WOODBRIDGE	04/28/22	PTA	03-ARM'S LENGTH	\$418,415	\$214,240	51.20	\$428,480	\$82,345	\$336,070	\$348,224	0.965	1,930	\$174.13	TWO STORY
50-22-26-301-020	22518 WOODBRIDGE	04/28/22	PTA	03-ARM'S LENGTH	\$415,635	\$214,240	51.55	\$428,480	\$82,345	\$333,290	\$348,224	0.957	1,930	\$172.69	TWO STORY
50-22-26-301-021	22514 WOODBRIDGE	04/28/22	PTA	03-ARM'S LENGTH	\$448,605	\$230,500	51.38	\$461,004	\$82,345	\$366,260	\$380,945	0.961	2,153	\$170.12	TWO STORY
50-22-26-301-022	22510 WOODBRIDGE	05/20/22	PTA	03-ARM'S LENGTH	\$450,680	\$236,580	52.49	\$473,153	\$82,345	\$368,335	\$393,167	0.937	2,158	\$170.68	TWO STORY
ALL STYLES	1.075									\$2,150,750	\$2,207,555	0.974			
trended up uniform with market															
Sales in two-year study are all from spring 2022; do not reflect recent sales activity in neighborhood:															
50-22-26-301-024	22486 WOODBRIDGE	05/06/24	PTA	03-ARM'S LENGTH	\$496,000	\$246,470	49.69	\$492,935	\$82,036	\$413,964	\$382,232	1.083	2,153	\$192.27	TWO STORY
50-22-26-301-033	43231 HERON	05/03/24	PTA	03-ARM'S LENGTH	\$575,000	\$265,290	46.14	\$530,580	\$82,036	\$492,964	\$417,250	1.181	2,153	\$228.97	TWO STORY
50-22-26-301-020	22518 WOODBRIDGE	04/30/24	PTA	03-ARM'S LENGTH	\$490,000	\$228,340	46.60	\$456,686	\$82,345	\$407,655	\$348,224	1.171	1,930	\$211.22	TWO STORY

R2630		MEADOWBROOK LAKE SUB - ON THE LAKE															
				-- see also R2602													
50-22-26-476-004	23125 MEADOWBROOK	05/26/23	PTA	03-ARM'S LENGTH	\$450,000	\$194,740	43.28	\$389,484	\$134,689	\$315,311	\$221,561	1.423	2,283	\$138.11	TWO STORY		
50-22-26-430-016	41429 CHATTMAN	09/26/23	PTA	03-ARM'S LENGTH	\$335,000	\$158,800	47.40	\$317,600	\$112,933	\$222,067	\$173,447	1.280	1,294	\$171.61	ONE STORY		
ALL STYLES	1.200									\$537,378	\$395,007	1.360					
trended down uniform with market																	

R2650		SEC 26 ACREAGE													
-- see also R0350, R1750, R2650, R2850, R2951, R2952, R3050, R3250, R3350, R3450															

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-26-476-042	41666 NINE MILE	10/23/23	WD	19-MULTI PARCEL	\$600,000	\$292,260	48.71	\$584,506	\$237,375	\$362,625	\$257,134	1.410	3,058	\$118.58	TWO STORY B
ALL STYLES										\$362,625	\$257,134	1.410			
	100-91	1.100													
	90-81	1.150													
	80-71	1.200													
	70-61	1.300													
	60-51	1.450													
	50-0	1.500													
outlier															
50-22-26-476-041	41420 NINE MILE	04/12/22	PTA	03-ARM'S LENGTH	\$540,000	\$352,770	65.33	\$705,536	\$85,716	\$454,284	\$563,473	0.806	3,889	\$116.81	TWO STORY B
R2701 ORCHARD RIDGE															
50-22-27-252-009	23452 HIGH-MEADOW	05/09/22	WD	03-ARM'S LENGTH	\$570,000	\$283,830	49.79	\$567,663	\$88,736	\$481,264	\$459,623	1.047	2,456	\$195.95	TWO STORY
50-22-27-205-007	23720 HARVEST	06/02/22	PTA	03-ARM'S LENGTH	\$500,000	\$229,730	45.95	\$459,460	\$116,623	\$383,377	\$329,018	1.165	2,214	\$173.16	TWO STORY
50-22-27-205-034	23535 HIGH-MEADOW	10/05/22	PTA	03-ARM'S LENGTH	\$500,000	\$235,910	47.18	\$471,814	\$92,441	\$407,559	\$364,082	1.119	2,456	\$165.94	TWO STORY
50-22-27-253-013	23439 DUCHESS	11/08/22	PTA	03-ARM'S LENGTH	\$503,000	\$239,890	47.69	\$479,779	\$94,562	\$408,438	\$369,690	1.105	2,442	\$167.26	TWO STORY
50-22-27-204-006	23545 HICKORY GROVE	11/30/22	PTA	03-ARM'S LENGTH	\$505,000	\$243,790	48.28	\$487,588	\$95,985	\$409,015	\$375,819	1.088	2,456	\$166.54	TWO STORY
50-22-27-202-022	23851 HARVEST	06/22/23	PTA	03-ARM'S LENGTH	\$520,000	\$236,390	45.46	\$472,781	\$86,576	\$433,424	\$370,638	1.169	2,456	\$176.48	TWO STORY
50-22-27-253-011	23401 DUCHESS	09/22/23	PTA	03-ARM'S LENGTH	\$540,000	\$242,910	44.98	\$485,819	\$101,604	\$438,396	\$368,728	1.189	2,635	\$166.37	TWO STORY
50-22-27-202-016	23959 HARVEST	10/18/23	PTA	03-ARM'S LENGTH	\$540,000	\$267,560	49.55	\$535,118	\$93,506	\$446,494	\$423,812	1.054	2,220	\$201.12	TWO STORY
50-22-27-252-008	23444 HIGH-MEADOW	11/21/23	PTA	03-ARM'S LENGTH	\$427,000	\$200,360	46.92	\$400,719	\$94,792	\$332,208	\$293,596	1.132	1,974	\$168.29	TWO STORY
50-22-27-251-023	44085 WINTHROP	03/26/24	PTA	03-ARM'S LENGTH	\$502,000	\$268,630	53.51	\$537,264	\$135,284	\$366,716	\$385,777	0.951	2,064	\$177.67	ONE STORY
ALL STYLES										\$4,106,891	\$3,740,783	1.098			
R2702 MYSTIC FOREST															
50-22-27-428-025	23369 MYSTIC FOREST	06/24/22	PTA	03-ARM'S LENGTH	\$618,500	\$304,440	49.22	\$608,870	\$114,045	\$504,455	\$568,764	0.887	2,425	\$208.02	TWO STORY
50-22-27-278-003	23189 MYSTIC FOREST	07/13/22	PTA	03-ARM'S LENGTH	\$465,000	\$240,280	51.67	\$480,560	\$108,978	\$356,022	\$427,106	0.834	2,249	\$158.30	TWO STORY
50-22-27-431-003	23358 MYSTIC FOREST	07/15/22	PTA	03-ARM'S LENGTH	\$540,000	\$263,460	48.79	\$526,911	\$100,562	\$439,438	\$490,056	0.897	2,749	\$159.85	TWO STORY
50-22-27-431-009	23322 MYSTIC FOREST	07/18/22	PTA	03-ARM'S LENGTH	\$667,500	\$291,100	43.61	\$582,204	\$114,045	\$553,455	\$538,114	1.029	2,948	\$187.74	TWO STORY
50-22-27-429-003	43488 CASTLEWOOD	08/30/22	PTA	03-ARM'S LENGTH	\$612,000	\$317,840	51.93	\$635,688	\$100,911	\$511,089	\$614,686	0.831	2,611	\$195.74	TWO STORY
50-22-27-431-005	23346 MYSTIC FOREST	10/21/22	WD	03-ARM'S LENGTH	\$560,000	\$279,820	49.97	\$559,640	\$106,385	\$453,615	\$520,983	0.871	2,921	\$155.29	TWO STORY
50-22-27-430-004	23394 MYSTIC FOREST	02/28/23	PTA	03-ARM'S LENGTH	\$467,500	\$239,600	51.25	\$479,193	\$100,562	\$366,938	\$435,208	0.843	2,311	\$158.78	TWO STORY
50-22-27-426-026	23298 MYSTIC FOREST	09/20/23	WD	03-ARM'S LENGTH	\$675,000	\$273,860	40.57	\$547,720	\$111,492	\$563,508	\$501,412	1.124	3,000	\$187.84	TWO STORY
50-22-27-279-005	43455 BENNINGTON	12/08/23	PTA	03-ARM'S LENGTH	\$667,238	\$311,050	46.62	\$622,097	\$107,399	\$559,839	\$591,607	0.946	3,003	\$186.43	TWO STORY
ALL STYLES										\$4,308,359	\$4,687,936	0.919			
R2703 DUNBARTON PINES 1															
50-22-27-355-021	22458 ALTON	02/27/23	WD	03-ARM'S LENGTH	\$445,000	\$212,590	47.77	\$425,180	\$93,443	\$351,557	\$314,741	1.117	2,430	\$144.67	TWO STORY
50-22-27-353-015	45082 HUNTINGCROSS	04/14/23	PTA	03-ARM'S LENGTH	\$520,000	\$236,000	45.38	\$472,007	\$91,734	\$428,266	\$360,790	1.187	2,700	\$158.62	TWO STORY
50-22-27-377-011	44709 DUNBARTON	06/26/23	PTA	03-ARM'S LENGTH	\$445,000	\$223,970	50.33	\$447,939	\$103,668	\$341,332	\$326,633	1.045	1,911	\$178.61	ONE STORY
50-22-27-377-024	44740 HUNTINGCROSS	08/07/23	WD	03-ARM'S LENGTH	\$565,000	\$268,780	47.57	\$537,554	\$89,439	\$475,561	\$425,157	1.119	2,289	\$207.76	TWO STORY
50-22-27-378-014	22470 PLAISANCE	01/31/24	PTA	03-ARM'S LENGTH	\$512,500	\$268,420	52.37	\$536,847	\$109,126	\$403,374	\$405,807	0.994	2,689	\$150.01	TWO STORY
ALL STYLES										\$2,000,090	\$1,833,128	1.091			
trended down uniform with market															
outlier															
50-22-27-378-016	22434 LYDGATE	09/09/22	WD	03-ARM'S LENGTH	\$532,000	\$225,870	42.46	\$451,743	\$110,155	\$421,845	\$324,087	1.302	2,568	\$164.27	TWO STORY
50-22-27-378-013	44735 MIDWAY	06/14/22	WD	03-ARM'S LENGTH	\$800,000	\$342,900	42.86	\$685,809	\$139,569	\$660,431	\$518,254	1.274	2,639	\$250.26	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R2704 DUNBARTON PINES 2, 3															
50-22-27-327-004	44790 ROUNDVIEW	07/08/22	PTA	03-ARM'S LENGTH	\$579,000	\$261,420	45.15	\$522,831	\$101,441	\$477,559	\$451,651	1.057	2,423	\$197.09	TWO STORY
50-22-27-303-006	45256 ROUNDVIEW	09/09/22	PTA	03-ARM'S LENGTH	\$492,000	\$223,230	45.37	\$446,460	\$100,030	\$391,970	\$371,308	1.056	2,372	\$165.25	TWO STORY
50-22-27-331-007	44617 FORD WAY	09/09/22	PTA	03-ARM'S LENGTH	\$460,000	\$211,470	45.97	\$422,931	\$97,839	\$362,161	\$348,437	1.039	2,276	\$159.12	TWO STORY
50-22-27-302-005	22841 WAYCROFT	12/27/23	PTA	03-ARM'S LENGTH	\$530,000	\$246,180	46.45	\$492,350	\$92,588	\$437,412	\$428,469	1.021	2,354	\$185.82	TWO STORY
50-22-27-305-011	22752 WAYCROFT	02/15/24	PTA	03-ARM'S LENGTH	\$512,000	\$229,350	44.79	\$458,702	\$88,179	\$423,821	\$397,131	1.067	2,649	\$159.99	TWO STORY
ALL STYLES	1.050									\$2,092,923	\$1,996,996	1.048			
outliers															
50-22-27-301-005	45310 COURTVIEW	12/29/23	PTA	03-ARM'S LENGTH	\$560,000	\$276,230	49.33	\$552,468	\$109,179	\$450,821	\$475,122	0.949	2,722	\$165.62	TWO STORY
50-22-27-305-016	44836 LIGHTSWAY	12/09/22	PTA	03-ARM'S LENGTH	\$495,000	\$203,930	41.20	\$407,864	\$98,525	\$396,475	\$331,553	1.196	2,354	\$168.43	TWO STORY
50-22-27-307-003	44785 FORD WAY	08/24/22	WD	03-ARM'S LENGTH	\$559,900	\$273,210	48.80	\$546,415	\$90,172	\$469,728	\$489,006	0.961	2,579	\$182.14	TWO STORY
R2705 BROOKLAND FARMS															
ALL STYLES															
100-91	1.050														
90-81	1.150														
80-71	1.250														
70-61	1.350														
60-51	1.400														
50-0	1.450														
trended up uniform with market															
R2720 ARROWON PINES OCCP 771															
50-22-27-200-067	43700 ALGONQUIN	02/16/23	WD	03-ARM'S LENGTH	\$314,500	\$147,460	46.89	\$294,918	\$63,262	\$251,238	\$263,245	0.954	1,361	\$184.60	ONE STORY
50-22-27-200-047	43501 ALGONQUIN	04/25/23	WD	03-ARM'S LENGTH	\$375,000	\$161,080	42.95	\$322,166	\$65,092	\$309,908	\$292,130	1.061	1,583	\$195.77	TWO STORY
50-22-27-200-080	43530 ALGONQUIN	03/06/24	PTA	03-ARM'S LENGTH	\$415,000	\$170,430	41.07	\$340,866	\$63,262	\$351,738	\$315,459	1.115	1,818	\$193.48	TWO STORY C
ALL STYLES	1.050									\$912,884	\$870,834	1.048			
R2721 WESTON ESTATES OCCP 1441															
50-22-27-476-022	43503 MCLEAN	08/15/22	PTA	03-ARM'S LENGTH	\$807,000	\$376,680	46.68	\$753,362	\$128,354	\$678,646	\$694,453	0.977	3,328	\$203.92	TWO STORY
50-22-27-476-033	43468 MCLEAN	08/26/22	PTA	03-ARM'S LENGTH	\$724,900	\$375,660	51.82	\$751,328	\$128,354	\$596,546	\$692,193	0.862	3,373	\$176.86	TWO STORY
ALL STYLES	0.920									\$1,275,192	\$1,386,647	0.920			
R2722 MONTEBELLO ESTATES OCCP 2172															
50-22-27-453-031	22454 MONTEBELLO	06/08/22	PTA	03-ARM'S LENGTH	\$1,075,000	\$454,500	42.28	\$909,004	\$239,044	\$835,956	\$744,400	1.123	3,427	\$243.93	TWO STORY
50-22-27-453-018	22633 MONTEBELLO	06/22/22	PTA	03-ARM'S LENGTH	\$861,000	\$427,710	49.68	\$855,411	\$218,044	\$642,956	\$708,186	0.908	3,098	\$207.54	TWO STORY
50-22-27-453-012	22561 MONTEBELLO	08/12/22	PTA	03-ARM'S LENGTH	\$1,260,000	\$511,740	40.61	\$1,023,470	\$218,044	\$1,041,956	\$894,918	1.164	3,398	\$306.64	TWO STORY
50-22-27-453-019	22645 MONTEBELLO	10/20/22	PTA	03-ARM'S LENGTH	\$1,000,000	\$514,860	51.49	\$1,029,710	\$239,044	\$760,956	\$878,518	0.866	3,842	\$198.06	TWO STORY
50-22-27-453-038	22532 MONTEBELLO	01/25/23	PTA	03-ARM'S LENGTH	\$1,296,350	\$692,290	53.40	\$1,384,586	\$340,113	\$956,237	\$1,160,526	0.824	3,986	\$239.90	TWO STORY
50-22-27-453-005	22471 MONTEBELLO	02/15/23	PTA	03-ARM'S LENGTH	\$911,000	\$479,650	52.65	\$959,292	\$239,044	\$671,956	\$800,276	0.840	3,049	\$220.39	TWO STORY
50-22-27-453-001	22423 MONTEBELLO	03/12/24	PTA	03-ARM'S LENGTH	\$985,000	\$402,800	40.89	\$805,594	\$199,500	\$785,500	\$673,438	1.166	2,928	\$268.27	TWO STORY
ALL STYLES	1.050									\$5,695,517	\$5,860,260	0.972			
trended up uniform with market															

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R2750	SEC 27 ACREAGE	-- see also R2550, R2750, R2952, R3450, R3650													
50-22-27-200-012	23675 NOVI	04/29/22	PTA	ILTI PARCEL ARM'S LE	\$500,000	\$208,450	41.69	\$416,901	\$252,073	\$247,927	\$89,096	2.783	1,036	\$239.31	ONE STORY
ALL STYLES	2.000														
trended up uniform with market															
R2801	BROADMOOR PARK														
50-22-28-126-011	24057 BROADMOOR PARK	04/13/22	PTA	03-ARM'S LENGTH	\$870,000	\$433,210	49.79	\$866,421	\$153,035	\$716,965	\$866,812	0.827	3,350	\$214.02	TWO STORY
50-22-28-126-014	24133 BROADMOOR PARK	04/28/22	PTA	03-ARM'S LENGTH	\$750,000	\$360,850	48.11	\$721,693	\$152,831	\$597,169	\$691,205	0.864	3,451	\$173.04	TWO STORY
50-22-28-103-004	23872 BROADMOOR PARK	04/29/22	PTA	03-ARM'S LENGTH	\$783,000	\$364,790	46.59	\$729,589	\$158,351	\$624,649	\$694,092	0.900	3,780	\$165.25	TWO STORY
50-22-28-151-023	47225 NORTHUMBERLAND	11/07/22	PTA	03-ARM'S LENGTH	\$750,000	\$396,660	52.89	\$793,314	\$145,918	\$604,082	\$786,629	0.768	4,093	\$147.59	TWO STORY
50-22-28-126-023	23952 ARGYLE	06/14/23	PTA	03-ARM'S LENGTH	\$915,000	\$387,460	42.35	\$774,929	\$162,524	\$752,476	\$744,113	1.011	3,667	\$205.20	TWO STORY
50-22-28-104-006	23651 BROADMOOR PARK	12/13/23	PTA	03-ARM'S LENGTH	\$875,000	\$359,610	41.10	\$719,229	\$152,881	\$722,119	\$688,151	1.049	3,474	\$207.86	TWO STORY
50-22-28-103-017	47082 NORTHUMBERLAND	12/18/23	WD	03-ARM'S LENGTH	\$801,000	\$331,090	41.33	\$662,185	\$167,230	\$633,770	\$601,403	1.054	2,899	\$218.62	TWO STORY
ALL STYLES	0.920														
trended up uniform with market															
outlier															
50-22-28-152-010	23350 WHITEHALL	08/24/22	PTA	03-ARM'S LENGTH	\$863,000	\$457,750	53.04	\$915,505	\$160,779	\$702,221	\$917,043	0.766	4,248	\$165.31	TWO STORY
50-22-28-101-024	24190 TRAFALGAR	03/19/24	PTA	03-ARM'S LENGTH	\$875,000	\$308,660	35.28	\$617,314	\$128,958	\$746,042	\$593,385	1.257	3,348	\$222.83	TWO STORY
R2802	WINTERGREEN														
50-22-28-176-009	23787 WINTERGREEN	11/02/22	PTA	03-ARM'S LENGTH	\$730,000	\$347,810	47.65	\$695,616	\$131,698	\$598,302	\$606,363	0.987	3,157	\$189.52	TWO STORY
ALL STYLES	0.930														
trended down uniform with market															
R2803	WINDRIDGE PLACE														
50-22-28-204-023	45848 ASHFORD	04/25/22	PTA	03-ARM'S LENGTH	\$660,000	\$310,400	47.03	\$620,796	\$117,580	\$542,420	\$541,093	1.002	2,722	\$199.27	TWO STORY
50-22-28-204-019	45896 ASHFORD	08/05/22	PTA	03-ARM'S LENGTH	\$620,000	\$308,270	49.72	\$616,539	\$127,681	\$492,319	\$525,654	0.937	2,679	\$183.77	TWO STORY
50-22-28-204-026	45812 ASHFORD	08/10/22	PTA	03-ARM'S LENGTH	\$562,500	\$273,600	48.64	\$547,202	\$116,568	\$445,932	\$463,047	0.963	2,678	\$166.52	TWO STORY
50-22-28-204-015	45944 ASHFORD	11/14/22	PTA	03-ARM'S LENGTH	\$665,900	\$338,750	50.87	\$677,503	\$118,071	\$547,829	\$601,540	0.911	3,166	\$173.04	TWO STORY
ALL STYLES	0.960														
trended up uniform with market															
R2804	WESTMONT VILLAGE														
50-22-28-202-010	24084 WESTMONT	06/17/22	PTA	03-ARM'S LENGTH	\$665,000	\$314,380	47.28	\$628,767	\$131,269	\$533,731	\$571,837	0.933	3,441	\$155.11	TWO STORY
50-22-28-204-004	45860 LATHUM	09/08/23	PTA	03-ARM'S LENGTH	\$710,000	\$330,010	46.48	\$660,029	\$116,353	\$593,647	\$624,915	0.950	2,913	\$203.79	TWO STORY
ALL STYLES	0.940														
trended up uniform with market															
R2805	ADDINGTON														
50-22-28-279-011	45411 HALSTON	08/14/23	PTA	03-ARM'S LENGTH	\$575,000	\$287,310	49.97	\$574,619	\$132,073	\$442,927	\$447,921	0.989	2,478	\$178.74	TWO STORY
50-22-28-227-004	24129 ELIZABETH	03/04/24	WD	03-ARM'S LENGTH	\$807,500	\$350,900	43.46	\$701,803	\$116,436	\$691,064	\$592,477	1.166	3,026	\$228.38	TWO STORY
ALL STYLES	1.090														
trended up uniform with market															
outliers															
50-22-28-276-012	24101 DEVONSHIRE	02/10/23	PTA	03-ARM'S LENGTH	\$575,000	\$342,070	59.49	\$684,136	\$132,073	\$442,927	\$558,768	0.793	3,250	\$136.29	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-28-278-003	45464 KIMBERLY	05/13/22	PTA	03-ARM'S LENGTH	\$614,000	\$328,230	53.46	\$656,465	\$125,583	\$488,417	\$537,330	0.909	3,241	\$150.70	TWO STORY
R2806	AUTUMN PARK														
50-22-28-303-004	23122 ARGYLE	06/01/22	WD	03-ARM'S LENGTH	\$771,000	\$324,210	42.05	\$648,421	\$144,004	\$626,996	\$615,894	1.018	3,390	\$184.95	TWO STORY
50-22-28-352-023	22679 AUTUMN PARK	08/30/22	PTA	03-ARM'S LENGTH	\$680,000	\$313,100	46.04	\$626,200	\$145,750	\$534,250	\$586,630	0.911	3,487	\$153.21	TWO STORY
50-22-28-353-021	47273 AUTUMN PARK	10/06/22	WD	03-ARM'S LENGTH	\$835,000	\$346,430	41.49	\$692,850	\$135,371	\$699,629	\$680,683	1.028	3,804	\$183.92	TWO STORY
50-22-28-353-019	47321 AUTUMN PARK	02/23/23	PTA	03-ARM'S LENGTH	\$715,000	\$343,900	48.10	\$687,797	\$137,562	\$577,438	\$671,838	0.859	3,493	\$165.31	TWO STORY
50-22-28-302-014	23120 WHITEHALL	06/09/23	WD	03-ARM'S LENGTH	\$830,000	\$398,680	48.03	\$797,353	\$149,621	\$680,379	\$790,882	0.860	4,211	\$161.57	TWO STORY
50-22-28-351-019	22670 AUTUMN PARK	06/29/23	PTA	03-ARM'S LENGTH	\$905,000	\$400,040	44.20	\$800,082	\$144,094	\$760,906	\$800,962	0.950	4,026	\$189.00	TWO STORY
50-22-28-327-020	46195 WHITE PINES	08/21/23	WD	03-ARM'S LENGTH	\$995,000	\$437,580	43.98	\$875,158	\$149,527	\$845,473	\$885,996	0.954	3,956	\$213.72	TWO STORY
50-22-28-353-001	22833 SUMMER	11/29/23	PTA	03-ARM'S LENGTH	\$830,000	\$366,850	44.20	\$733,698	\$155,954	\$674,046	\$705,426	0.956	4,466	\$150.93	TWO STORY
50-22-28-353-012	22569 SUMMER	12/22/23	PTA	03-ARM'S LENGTH	\$795,000	\$367,800	46.26	\$735,609	\$148,756	\$646,244	\$716,548	0.902	3,468	\$186.34	TWO STORY
ALL STYLES	0.940									\$6,045,361	\$6,454,858	0.937			
trended up uniform with market															
outlier															
50-22-28-353-023	47225 AUTUMN PARK	06/06/23	PTA	03-ARM'S LENGTH	\$775,000	\$418,430	53.99	\$836,854	\$176,579	\$598,421	\$806,197	0.742	4,660	\$128.42	TWO STORY
R2807	SOUTHWYCK OF NOVI														
50-22-28-351-005	22470 SOUTHWYCK	12/13/23	PTA	03-ARM'S LENGTH	\$790,700	\$390,230	49.35	\$780,461	\$132,301	\$658,399	\$720,178	0.914	3,874	\$169.95	TWO STORY
ALL STYLES	0.940									\$658,399	\$720,178	0.914			
trended up uniform with market															
R2808	ROYAL CROWN														
50-22-28-428-002	22763 FOXMOOR	05/06/22	PTA	03-ARM'S LENGTH	\$635,000	\$311,790	49.10	\$623,574	\$124,614	\$510,386	\$541,759	0.942	2,649	\$192.67	TWO STORY
50-22-28-426-011	22847 BRAYDON	06/06/22	PTA	03-ARM'S LENGTH	\$530,000	\$235,610	44.45	\$471,224	\$114,275	\$415,725	\$387,567	1.073	2,556	\$162.65	TWO STORY
50-22-28-403-020	45728 IRVINE	06/16/22	PTA	03-ARM'S LENGTH	\$590,000	\$267,370	45.32	\$534,741	\$113,400	\$476,600	\$457,482	1.042	2,483	\$191.95	TWO STORY
50-22-28-428-028	22760 BERTRAM	06/21/22	PTA	03-ARM'S LENGTH	\$625,000	\$296,570	47.45	\$593,141	\$103,805	\$521,195	\$531,309	0.981	3,133	\$166.36	TWO STORY
50-22-28-451-012	45679 IRVINE	07/21/22	PTA	03-ARM'S LENGTH	\$651,000	\$300,770	46.20	\$601,545	\$103,805	\$547,195	\$540,434	1.013	2,899	\$188.75	TWO STORY
50-22-28-452-003	22450 MOORGATE	08/08/22	PTA	03-ARM'S LENGTH	\$629,000	\$306,210	48.68	\$612,413	\$110,178	\$518,822	\$545,315	0.951	2,667	\$194.53	TWO STORY
50-22-28-427-016	22799 RANDALL	08/11/22	PTA	03-ARM'S LENGTH	\$522,000	\$264,990	50.76	\$529,980	\$160,220	\$361,780	\$401,477	0.901	2,541	\$142.38	TWO STORY
50-22-28-453-011	22441 MOORGATE	08/22/22	PTA	03-ARM'S LENGTH	\$580,000	\$278,970	48.10	\$557,936	\$115,385	\$464,615	\$480,511	0.967	2,930	\$158.57	TWO STORY
50-22-28-479-003	45584 IRVINE	08/22/22	PTA	03-ARM'S LENGTH	\$620,000	\$285,410	46.03	\$570,820	\$129,601	\$490,399	\$479,065	1.024	2,617	\$187.39	TWO STORY
50-22-28-476-003	22711 BERTRAM	12/07/22	PTA	03-ARM'S LENGTH	\$481,500	\$239,430	49.73	\$478,861	\$121,524	\$359,976	\$387,988	0.928	2,508	\$143.53	TWO STORY
50-22-28-428-014	22675 COLONY	05/12/23	PTA	03-ARM'S LENGTH	\$560,000	\$284,810	50.86	\$569,617	\$110,159	\$449,841	\$498,869	0.902	2,836	\$158.62	TWO STORY
50-22-28-477-025	22524 DEVRON	06/30/23	PTA	03-ARM'S LENGTH	\$705,000	\$313,130	44.42	\$626,254	\$132,218	\$572,782	\$536,413	1.068	2,818	\$203.26	TWO STORY
50-22-28-451-021	45583 IRVINE	07/07/23	PTA	03-ARM'S LENGTH	\$780,000	\$338,080	43.34	\$676,150	\$144,245	\$635,755	\$577,530	1.101	2,736	\$232.37	TWO STORY
50-22-28-451-020	45595 IRVINE	12/14/23	PTA	03-ARM'S LENGTH	\$745,000	\$370,400	49.72	\$740,809	\$123,672	\$621,328	\$670,073	0.927	3,220	\$192.96	TWO STORY
ALL STYLES	1.020									\$6,946,399	\$7,035,792	0.987			
trended up uniform with market															
outliers															
50-22-28-403-011	22630 MOORGATE	06/14/23	PTA	03-ARM'S LENGTH	\$599,900	\$314,950	52.50	\$629,900	\$115,552	\$484,348	\$558,467	0.867	3,078	\$157.36	TWO STORY
50-22-28-478-021	45437 IRVINE	05/02/22	PTA	03-ARM'S LENGTH	\$675,000	\$357,400	52.95	\$714,807	\$162,155	\$512,845	\$600,056	0.855	3,019	\$169.87	TWO STORY
R2809	AMBERLUND														
50-22-28-376-024	22520 AMBERLUND	09/14/22	PTA	03-ARM'S LENGTH	\$1,530,000	\$642,700	42.01	\$1,285,398	\$296,597	\$1,233,403	\$969,413	1.272	5,333	\$231.28	TWO STORY
ALL STYLES	1.100									\$1,233,403	\$969,413	1.272			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R2810, R2811	ARDEN GLEN / DARCEY														
50-22-28-326-008	22722 BURLINGTON	07/06/22	PTA	03-ARM'S LENGTH	\$849,000	\$417,210	49.14	\$834,421	\$150,642	\$698,358	\$780,570	0.895	4,303	\$162.30	TWO STORY
50-22-28-326-009	22745 DENBY	12/29/23	PTA	03-ARM'S LENGTH	\$986,000	\$453,570	46.00	\$907,146	\$113,979	\$872,021	\$905,442	0.963	4,483	\$194.52	TWO STORY
50-22-28-377-001	22440 DARCEY	09/07/22	WD	03-ARM'S LENGTH	\$853,000	\$440,550	51.65	\$881,107	\$158,502	\$694,498	\$824,892	0.842	3,619	\$191.90	TWO STORY
ALL STYLES	0.900									\$2,264,877	\$2,510,903	0.902			

R2850 SEC 28 ACREAGE -- see also R0350, R1750, R2650, R2951, R3050, R3250, R3350, R3450
no sales during study period; trended up uniform with market

ALL STYLES	
100-91	1.050
90-81	1.100
80-71	1.150
70-61	1.200
60-51	1.350
50-0	1.400

R2901	ECHO VALLEY ESTATES														
50-22-29-205-014	23849 FOREST PARK	09/26/22	WD	03-ARM'S LENGTH	\$515,000	\$197,630	38.37	\$395,264	\$69,760	\$445,240	\$232,503	1.915	2,379	\$187.15	ONE STORY B
50-22-29-202-002	24136 WOODHAM	02/17/23	WD	03-ARM'S LENGTH	\$501,000	\$192,130	38.35	\$384,260	\$82,631	\$418,369	\$215,449	1.942	2,501	\$167.28	TWO STORY B
1 STY B & 2 STY B	1.800									\$863,609	\$447,952	1.928			
50-22-29-204-011	24025 LYNWOOD	07/22/22	PTA	03-ARM'S LENGTH	\$385,000	\$175,190	45.50	\$350,373	\$93,871	\$291,129	\$160,314	1.816	2,043	\$142.50	TRI-LEVEL
50-22-29-204-012	23963 LYNWOOD	10/03/22	PTA	03-ARM'S LENGTH	\$355,000	\$159,750	45.00	\$319,504	\$77,280	\$277,720	\$151,390	1.834	1,703	\$163.08	TRI-LEVEL
50-22-29-252-002	48225 RUSHWOOD	04/07/23	PTA	03-ARM'S LENGTH	\$350,000	\$170,010	48.57	\$340,020	\$71,494	\$278,506	\$167,829	1.659	2,085	\$133.58	TRI-LEVEL
TRI-LEVEL	1.700									\$847,355	\$479,533	1.767			
BI-LEVEL	1.600														
50-22-29-206-002	47951 TEN MILE	05/06/22	PTA	03-ARM'S LENGTH	\$370,000	\$185,390	50.11	\$370,773	\$70,852	\$299,148	\$214,229	1.396	1,740	\$171.92	ONE STORY
50-22-29-205-003	24018 LYNWOOD	07/06/22	PTA	03-ARM'S LENGTH	\$385,000	\$175,310	45.54	\$350,610	\$79,318	\$305,682	\$193,780	1.577	1,456	\$209.95	ONE STORY
50-22-29-127-005	23949 HEARTWOOD	12/21/22	PTA	03-ARM'S LENGTH	\$350,000	\$169,460	48.42	\$338,919	\$71,589	\$278,411	\$190,950	1.458	2,163	\$128.72	ONE STORY C
ALL OTHER STYLES	1.500									\$883,241	\$598,959	1.475			

R2902	ANDOVER POINTE 1														
50-22-29-206-016	48076 ANDOVER	08/30/22	WD	03-ARM'S LENGTH	\$670,000	\$367,630	54.87	\$735,251	\$156,225	\$513,775	\$629,376	0.816	3,595	\$142.91	TWO STORY
50-22-29-254-008	47639 EDINBOROUGH	11/30/23	PTA	03-ARM'S LENGTH	\$750,000	\$383,590	51.15	\$767,179	\$151,624	\$598,376	\$669,082	0.894	3,396	\$176.20	TWO STORY
ALL STYLES	0.920									\$1,112,151	\$1,298,458	0.857			

trended up uniform with market

R2903	ANDOVER POINTE 2														
50-22-29-279-003	47992 ANDOVER	10/14/22	PTA	03-ARM'S LENGTH	\$775,000	\$394,610	50.92	\$789,229	\$140,585	\$634,415	\$821,068	0.773	4,150	\$152.87	TWO STORY
ALL STYLES	0.840									\$634,415	\$821,068	0.773			

trended up uniform with market

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R2904	IROQUOIS	-- see also R2902, R2903, R2905													
BI-LEVEL	1.00-1.10														
ALL OTHER STYLES	0.850														
no sales during study period; trended up uniform with market															
R2905	HUMMINGBIRD	-- see also R2902, R2903, R2904													
50-22-29-277-001	47609 EDINBOROUGH	08/25/22	PTA	03-ARM'S LENGTH	\$725,000	\$337,450	46.54	\$674,907	\$135,457	\$589,543	\$738,973	0.798	4,096	\$143.93	TWO STORY B
ALL STYLES	0.850											\$589,543	\$738,973	0.798	
trended up uniform with market															
R2906,R2907,R2908	BECKENHAM, CHELTENHAM, VASILIOS ESTATES														
50-22-29-428-010	47639 ABERDEEN	06/23/22	PTA	03-ARM'S LENGTH	\$1,190,000	\$539,450	45.33	\$1,078,894	\$176,953	\$1,013,047	\$1,127,426	0.899	5,185	\$195.38	TWO STORY
50-22-29-476-014	47578 BALDWIN	12/08/22	PTA	03-ARM'S LENGTH	\$800,000	\$402,390	50.30	\$804,770	\$179,611	\$620,389	\$781,449	0.794	3,787	\$163.82	TWO STORY
50-22-29-478-008	47594 BRITTANY	05/19/23	WD	03-ARM'S LENGTH	\$969,000	\$456,250	47.08	\$912,497	\$148,580	\$820,420	\$954,896	0.859	4,324	\$189.74	TWO STORY
50-22-29-427-004	47590 ABERDEEN	06/16/23	WD	03-ARM'S LENGTH	\$800,000	\$410,770	51.35	\$821,532	\$154,192	\$645,808	\$834,175	0.774	4,366	\$147.92	TWO STORY
50-22-29-476-017	47520 BECKENHAM	06/29/23	PTA	03-ARM'S LENGTH	\$905,000	\$360,110	39.79	\$720,213	\$149,932	\$755,068	\$712,851	1.059	3,666	\$205.97	TWO STORY
ALL STYLES	0.900											\$3,854,732	\$4,410,798	0.874	
trended up uniform with market															
R2909	WILSHIRE ABBEY														
ALL STYLES	1.000														
no sales during study period; trended up uniform with market															
R2910	VALENCIA SOUTH ESTATES OCCP 2150														
50-22-29-227-003	47476 ALPINE	06/16/22	PTA	03-ARM'S LENGTH	\$917,000	\$377,960	41.22	\$755,925	\$162,038	\$754,962	\$705,329	1.070	3,151	\$239.59	TWO STORY
50-22-29-227-055	47541 VILLA TERRACE	07/07/22	PTA	03-ARM'S LENGTH	\$1,000,000	\$422,290	42.23	\$844,571	\$169,788	\$830,212	\$801,405	1.036	3,644	\$227.83	TWO STORY
50-22-29-227-012	47602 ALPINE	09/12/22	PTA	03-ARM'S LENGTH	\$860,000	\$375,410	43.65	\$750,824	\$169,788	\$690,212	\$690,067	1.000	3,093	\$223.15	TWO STORY
50-22-29-227-027	47623 ALPINE	01/18/23	WD	03-ARM'S LENGTH	\$940,000	\$388,910	41.37	\$777,818	\$162,038	\$777,962	\$731,330	1.064	3,391	\$229.42	TWO STORY
ALL STYLES	1.040											\$3,053,348	\$2,928,131	1.043	
R2950	TEN MILE ACREAGE	-- see also R0150, R0250, R0450, R1050, R1250, R1950, R2050, R2150, R2450, R3150, R3550													
ALL STYLES	1.070														
no sales during study period; trended up uniform with market															
R2951	BECK RD ACREAGE	-- see also R0350, R1750, R2650, R2850, R2952, R3050, R3250, R3350, R3450													
no sales during study period; trended up uniform with market															
ALL STYLES															
100-91	1.000														
90-81	1.050														
80-71	1.150														
70-61	1.250														
60-51	1.350														
50-0	1.450														

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R2952	NINE MILE ACREAGE														
50-22-29-376-026	48447 NINE MILE	06/16/22	WD	03-ARM'S LENGTH	\$310,000	\$172,480	55.64	\$344,950	\$64,673	\$245,327	\$160,158	1.532	1,064	\$230.57	TWO STORY C
50-22-29-326-024	48380 NINE MILE	06/24/22	PTA	03-ARM'S LENGTH	\$390,000	\$174,610	44.77	\$349,224	\$90,880	\$299,120	\$156,572	1.910	1,248	\$239.68	TWO STORY B
50-22-29-326-014	48500 NINE MILE	04/28/23	PTA	03-ARM'S LENGTH	\$375,000	\$193,840	51.69	\$387,689	\$88,659	\$286,341	\$161,638	1.771	2,317	\$123.58	TWO STORY

2 STY B, C, Tri-Level, STY B, C **1 ALL OTHER STYLES** \$830,788 \$478,368 1.737

- 100-91** **1.500** **1.000** -- For 1-Sty B & C, 2-Sty B & C, and Tri-Level, see also R2550, R2750, R3450, R3650
- 90-81** **1.550** **1.050** -- For All Other Styles, see also R0350, R1750, R2650, R2850, R2951, R3050, R3250, R3350, R3450
- 80-71** **1.650** **1.150**
- 70-61** **1.750** **1.250**
- 60-51** **1.800** **1.350**
- 50-0** **1.850** **1.450**

R3020	PROVINCIAL GLADES														
50-22-30-301-026	51011 GLADES COURT WEST	06/15/22	PTA	03-ARM'S LENGTH	\$938,000	\$462,640	49.32	\$925,287	\$166,320	\$771,680	\$840,495	0.918	3,442	\$224.20	TWO STORY
50-22-30-301-044	50652 GLADES COURT EAST	04/03/23	PTA	03-ARM'S LENGTH	\$950,000	\$462,640	48.70	\$925,271	\$155,000	\$795,000	\$853,013	0.932	3,481	\$228.38	TWO STORY
50-22-30-301-057	23938 MONDAVI	11/08/23	PTA	03-ARM'S LENGTH	\$815,000	\$399,940	49.07	\$799,871	\$174,421	\$640,579	\$692,636	0.925	2,908	\$220.28	TWO STORY

\$2,207,259 \$2,386,144 0.925

ALL STYLES **0.903**
trended down uniform with market

outlier															
50-22-30-301-015	51098 ALMAFI	04/29/22	PTA	03-ARM'S LENGTH	\$880,000	\$362,810	41.23	\$725,622	\$155,000	\$725,000	\$631,918	1.147	3,086	\$234.93	TWO STORY

R3021 **EVERGREEN ESTATES** uniform with adjacent -R3020
ALL STYLES **0.903**

R3022 **TERRA OCCP 2282**
ALL STYLES **1.100**
trended down uniform with market

R3050 **SEC 30 ACREAGE** -- see also R0350, R1750, R2650, R2850, R2951, R2952, R3050, R3250, R3350, R3450

- ALL STYLES**
- 100-91** **1.000**
- 90-81** **1.050**
- 80-71** **1.150**
- 70-61** **1.250**
- 60-51** **1.350**
- 50-0** **1.450**

trended up uniform with market

R3101 **DEER RUN**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-31-200-081	49551 DEER RUN	06/10/22	PTA	03-ARM'S LENGTH	\$947,000	\$419,310	44.28	\$838,615	\$118,478	\$828,522	\$758,039	1.093	3,986	\$207.86	TWO STORY B
50-22-31-200-048	21781 GARFIELD	08/19/22	PTA	03-ARM'S LENGTH	\$560,000	\$288,390	51.50	\$576,771	\$92,439	\$467,561	\$461,269	1.014	2,149	\$217.57	ONE STORY B

CUSTOM 1.00, 1.00, 1.00, 1.06, 1.06, 1.06
ALL OTHER STYLES 1.060

outlier

50-22-31-200-050	21975 GARFIELD	05/18/23	PTA	03-ARM'S LENGTH	\$688,000	\$242,450	35.24	\$484,905	\$130,329	\$557,671	\$373,238	1.494	2,261	\$246.65	TWO STORY B
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R3102 **PARK PLACE**

50-22-31-101-012	22350 WATERLAND	06/17/22	PTA	03-ARM'S LENGTH	\$900,000	\$456,680	50.74	\$913,358	\$165,859	\$734,141	\$869,185	0.845	3,949	\$185.91	TWO STORY
50-22-31-103-009	22192 HILLSIDE	09/08/22	PTA	03-ARM'S LENGTH	\$785,000	\$377,210	48.05	\$754,422	\$164,509	\$620,491	\$685,945	0.905	3,474	\$178.61	TWO STORY
50-22-31-176-006	50991 PARK PLACE	10/07/22	PTA	03-ARM'S LENGTH	\$830,000	\$416,160	50.14	\$832,312	\$168,702	\$661,298	\$771,640	0.857	3,570	\$185.24	TWO STORY
50-22-31-126-010	51032 SUNDAY	11/30/22	PTA	03-ARM'S LENGTH	\$1,199,000	\$563,590	47.01	\$1,127,187	\$216,450	\$982,550	\$1,058,997	0.928	4,002	\$245.51	TWO STORY
50-22-31-127-001	50965 SUNDAY	06/15/23	WD	03-ARM'S LENGTH	\$970,000	\$437,330	45.09	\$874,666	\$189,749	\$780,251	\$796,415	0.980	4,119	\$189.43	TWO STORY
50-22-31-151-001	51341 PARK PLACE	09/15/23	PTA	03-ARM'S LENGTH	\$877,000	\$407,450	46.46	\$814,903	\$148,676	\$728,324	\$774,683	0.940	4,356	\$167.20	TWO STORY

ALL STYLES 0.950
 trended up uniform with market

R3120 **DEER RUN OCCP 1303**

ALL STYLES 1.050
 trended up uniform with market

R3121 **CHAMBERLIN CROSSINGS #2130**

50-22-31-104-009	51196 CHAMBERLIN	07/08/22	PTA	03-ARM'S LENGTH	\$1,010,000	\$439,660	43.53	\$879,314	\$175,000	\$835,000	\$880,393	0.948	4,146	\$201.40	TWO STORY
50-22-31-104-012	51280 CHAMBERLIN	11/16/22	PTA	03-ARM'S LENGTH	\$1,000,000	\$510,210	51.02	\$1,020,426	\$175,000	\$825,000	\$1,056,783	0.781	4,939	\$167.04	TWO STORY

ALL STYLES 0.900
 trended up uniform with market

R3122 **PARK PLACE EAST OCCP 2138** --see also R3102

ALL STYLES 0.800
 trended up uniform with market

R3123 **BALLANTYNE OCCP 2367**
 new construction - see worksheet

ALL STYLES 0.950

R3124 **PARC VISTA OCCP 2404**
 new construction - see worksheet

ALL STYLES 0.900

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R3150	SEC 31 ACREAGE	-- see also R0150, R0250, R0450, R1050, R1250, R1950, R2050, R2150, R2450, R2950, R3550													
50-22-31-100-001	51285 NINE MILE	01/30/23	PTA	03-ARM'S LENGTH	\$675,000	\$337,870	50.05	\$675,741	\$91,109	\$583,891	\$628,637	0.929	3,038	\$192.20	TWO STORY B

ALL STYLES
100-91 1.000
90-81 1.050
80-71 1.100
70-61 1.150
60-51 1.200
50-0 1.250
 trended up uniform with market

R3220	BELLAGIO OCCP 1238														
50-22-32-278-012	47995 BELLAGIO	05/13/22	PTA	03-ARM'S LENGTH	\$2,025,000	\$928,580	45.86	\$1,857,165	\$400,595	\$1,624,405	\$1,503,168	1.081	4,739	\$342.77	TWO STORY B
50-22-32-276-016	48050 RAVELLO	05/27/22	PTA	03-ARM'S LENGTH	\$2,950,000	\$1,259,190	42.68	\$2,518,372	\$390,450	\$2,559,550	\$2,195,998	1.166	7,154	\$357.78	TWO STORY
50-22-32-276-017	48090 RAVELLO	09/21/22	PTA	03-ARM'S LENGTH	\$3,000,000	\$1,223,030	40.77	\$2,446,058	\$439,712	\$2,560,288	\$2,070,533	1.237	7,199	\$355.64	TWO STORY
50-22-32-278-002	47800 BELLAGIO	03/01/23	WD	03-ARM'S LENGTH	\$2,100,000	\$1,047,490	49.88	\$2,094,971	\$535,840	\$1,564,160	\$1,609,010	0.972	6,031	\$259.35	TWO STORY
50-22-32-276-005	47610 BELLAGIO	04/03/23	WD	03-ARM'S LENGTH	\$1,875,000	\$873,520	46.59	\$1,747,041	\$418,309	\$1,456,691	\$1,371,241	1.062	5,311	\$274.28	TWO STORY
50-22-32-278-028	47510 CAPRI	06/26/23	PTA	03-ARM'S LENGTH	\$1,937,500	\$955,880	49.34	\$1,911,753	\$455,197	\$1,482,303	\$1,503,154	0.986	5,333	\$277.95	TWO STORY

ALL STYLES 1.100
 trended up uniform with market

R3221	MAYBURY PARK OCCP 1609														
50-22-32-401-054	20796 RICHMOND	04/29/22	PTA	03-ARM'S LENGTH	\$1,600,000	\$811,500	50.72	\$1,622,998	\$379,901	\$1,220,099	\$1,080,954	1.129	3,801	\$320.99	TWO STORY
50-22-32-401-026	21051 RICHMOND	07/13/22	PTA	03-ARM'S LENGTH	\$1,380,000	\$643,900	46.66	\$1,287,795	\$310,732	\$1,069,268	\$849,620	1.259	4,072	\$262.59	TWO STORY
50-22-32-401-027	21124 MAYBURY PARK	07/29/22	PTA	03-ARM'S LENGTH	\$1,850,000	\$817,580	44.19	\$1,635,154	\$396,605	\$1,453,395	\$1,076,999	1.349	3,842	\$378.29	TWO STORY
50-22-32-401-043	20783 MAYBURY PARK	01/25/23	PTA	03-ARM'S LENGTH	\$2,100,000	\$880,220	41.92	\$1,760,434	\$348,396	\$1,751,604	\$1,227,859	1.427	4,869	\$359.75	TWO STORY
50-22-32-401-042	20805 MAYBURY PARK	08/18/23	WD	03-ARM'S LENGTH	\$1,995,000	\$853,310	42.77	\$1,706,623	\$338,764	\$1,656,236	\$1,189,443	1.392	4,760	\$347.95	TWO STORY

CUSTOM 1.200
ALL OTHER STYLES 1.300
 trended up uniform with market
 outlier
 50-22-32-401-091 21531 EQUESTRIAN 07/28/23 PTA 03-ARM'S LENGTH \$2,150,000 \$854,110 39.73 \$1,708,229 \$357,889 \$1,792,111 \$1,174,209 1.526 4,841 \$370.19 TWO STORY
 50-22-32-401-080 21322 EQUESTRIAN 07/13/22 PTA 03-ARM'S LENGTH \$1,387,500 \$793,200 57.17 \$1,586,399 \$338,468 \$1,049,032 \$1,085,157 0.967 5,036 \$208.31 TWO STORY

R3222	TUSCANY RESERVE OCCP 1873														
50-22-32-376-016	48868 VENETO	11/15/23	WD	03-ARM'S LENGTH	\$2,300,000	\$1,070,440	46.54	\$2,140,870	\$494,194	\$1,805,806	\$1,630,372	1.108	4,457	\$405.16	TWO STORY

1 STY 1.200
ALL OTHER STYLES 1.100
 trended up based on current market
 outlier

50-22-32-376-005	20966 BAROLA	07/05/22	PTA	03-ARM'S LENGTH	\$2,175,000	\$1,139,030	52.37	\$2,278,063	\$448,846	\$1,726,154	\$1,811,106	0.953	5,595	\$308.52	CUSTOM
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R3223
CASA LOMA OCCP 2125
ALL STYLES 1.200
 trended up uniform with market

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R3224	DUNHILL PARK OCCP 2161														
50-22-32-402-002	20793 DUNHILL	05/11/22	PTA	03-ARM'S LENGTH	\$1,067,294	\$492,770	46.17	\$985,530	\$190,220	\$877,074	\$997,880	0.879	4,399	\$199.38	TWO STORY
50-22-32-402-001	20761 DUNHILL	05/31/22	PTA	03-ARM'S LENGTH	\$1,166,478	\$543,580	46.60	\$1,087,167	\$190,220	\$976,258	\$1,125,404	0.867	5,149	\$189.60	TWO STORY
50-22-32-402-011	21052 DUNHILL	07/18/22	PTA	03-ARM'S LENGTH	\$1,007,475	\$483,810	48.02	\$967,619	\$218,720	\$788,755	\$939,647	0.839	4,179	\$188.74	TWO STORY
1 STY	1.150									\$2,642,087	\$3,062,931	0.863			
ALL OTHER STYLES	0.900														
trended up uniform with market															
outlier															
50-22-32-402-028	47695 WALES	04/22/22	PTA	03-ARM'S LENGTH	\$940,188	\$491,100	52.23	\$982,199	\$199,720	\$740,468	\$981,780	0.754	4,385	\$168.86	TWO STORY
R3250	SEC 32 ACREAGE	-- see also R0350, R1651, R1750, R2951, R3350, R3450													
50-22-32-200-044	48245 NINE MILE	05/06/22	PTA	03-ARM'S LENGTH	\$560,000	\$279,540	49.92	\$559,071	\$224,962	\$335,038	\$247,488	1.354	2,448	\$136.86	ONE STORY B
50-22-32-200-046	48205 NINE MILE	06/21/22	PTA	03-ARM'S LENGTH	\$885,000	\$416,570	47.07	\$833,133	\$150,261	\$734,739	\$505,831	1.453	3,776	\$194.58	TWO STORY B
ALL STYLES										\$1,069,777	\$753,319	1.420			
100-91	1.100														
90-81	1.100														
80-71	1.200														
70-61	1.250														
60-51	1.350														
50-0	1.450														
trended up uniform with market															
outlier															
50-22-32-200-041	47965 NINE MILE	11/18/22	PTA	03-ARM'S LENGTH	\$633,000	\$356,490	56.32	\$712,985	\$298,663	\$334,337	\$360,280	0.928	2,313	\$144.55	TWO STORY B
R3301	BARCLAY ESTATES														
50-22-33-103-010	22099 BARCLAY	07/05/22	PTA	03-ARM'S LENGTH	\$750,000	\$371,930	49.59	\$743,868	\$137,646	\$612,354	\$721,693	0.848	3,187	\$192.14	TWO STORY
50-22-33-103-002	22339 BARCLAY	03/15/23	WD	03-ARM'S LENGTH	\$712,000	\$354,390	49.77	\$708,789	\$124,946	\$587,054	\$695,051	0.845	3,447	\$170.31	TWO STORY
50-22-33-102-015	22220 BARCLAY	05/05/23	PTA	03-ARM'S LENGTH	\$825,000	\$341,920	41.44	\$683,832	\$137,635	\$687,365	\$650,235	1.057	3,315	\$207.35	TWO STORY
ALL STYLES	0.950									\$1,886,773	\$2,066,979	0.913			
trended up uniform with market															
outlier															
50-22-33-129-007	22337 HAZELTON	09/07/22	PTA	03-ARM'S LENGTH	\$675,000	\$358,620	53.13	\$717,244	\$134,017	\$540,983	\$694,318	0.779	3,573	\$151.41	TWO STORY
R3302	BRADFORD of NOVI 1, 2, 3														
50-22-33-126-001	46448 GALWAY	05/04/22	PTA	03-ARM'S LENGTH	\$890,000	\$412,370	46.33	\$824,737	\$137,265	\$752,735	\$808,791	0.931	4,307	\$174.77	TWO STORY
50-22-33-176-001	22427 NORFOLK	06/06/22	PTA	03-ARM'S LENGTH	\$835,000	\$351,070	42.04	\$702,134	\$134,365	\$700,635	\$667,964	1.049	3,810	\$183.89	TWO STORY
50-22-33-251-034	22382 CARLISLE	06/24/22	PTA	03-ARM'S LENGTH	\$690,000	\$345,780	50.11	\$691,556	\$138,573	\$551,427	\$650,568	0.848	3,426	\$160.95	TWO STORY
50-22-33-128-005	22433 PADDINGTON	09/23/22	PTA	03-ARM'S LENGTH	\$690,000	\$317,300	45.99	\$634,601	\$131,897	\$558,103	\$591,417	0.944	3,080	\$181.20	TWO STORY
50-22-33-277-014	22228 ROXBURY	09/30/22	PTA	03-ARM'S LENGTH	\$608,500	\$319,460	52.50	\$638,913	\$135,381	\$473,119	\$592,391	0.799	3,638	\$130.05	TWO STORY
50-22-33-251-039	22309 CARLISLE	10/05/22	PTA	03-ARM'S LENGTH	\$760,000	\$365,650	48.11	\$731,307	\$132,290	\$627,710	\$704,726	0.891	3,755	\$167.17	TWO STORY
50-22-33-127-005	46499 GALWAY	10/13/22	PTA	03-ARM'S LENGTH	\$698,000	\$367,910	52.71	\$735,815	\$138,573	\$559,427	\$702,638	0.796	3,588	\$155.92	TWO STORY
50-22-33-277-019	22097 WORCESTER	05/08/23	PTA	03-ARM'S LENGTH	\$850,000	\$360,930	42.46	\$721,852	\$138,118	\$711,882	\$686,746	1.037	3,668	\$194.08	TWO STORY
50-22-33-251-022	22367 WORCESTER	01/29/24	PTA	03-ARM'S LENGTH	\$700,000	\$355,560	50.79	\$711,114	\$147,401	\$552,599	\$663,192	0.833	3,479	\$158.84	TWO STORY
50-22-33-202-004	22186 DALEVIEW	02/28/24	PTA	03-ARM'S LENGTH	\$900,000	\$387,000	43.00	\$773,993	\$160,120	\$739,880	\$722,204	1.024	3,698	\$200.08	TWO STORY
ALL STYLES	0.915									\$6,227,517	\$6,790,634	0.917			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
R3304 LEXINGTON GREEN															
50-22-33-279-004	45767 SHEFFIELD	05/18/22	PTA	03-ARM'S LENGTH	\$575,000	\$272,350	47.37	\$544,703	\$107,013	\$467,987	\$271,857	1.721	2,578	\$181.53	TWO STORY
50-22-33-277-008	21897 WORCESTER	06/10/22	PTA	03-ARM'S LENGTH	\$460,000	\$211,790	46.04	\$423,585	\$100,229	\$359,771	\$200,842	1.791	1,863	\$193.11	TWO STORY
ALL STYLES	1.750									\$827,758	\$472,699	1.751			
R3305 DELFINO ESTATES															
50-22-33-227-003	22319 ANNA MARIA	05/09/23	PTA	03-ARM'S LENGTH	\$948,000	\$451,730	47.65	\$903,459	\$211,377	\$736,623	\$768,980	0.958	3,262	\$225.82	TWO STORY
ALL STYLES	0.920									\$736,623	\$768,980	0.958			
trended down uniform with market															
R3306 DUNNABECK ESTATES															
50-22-33-153-005	21882 DUNNABECK	06/15/22	PTA	03-ARM'S LENGTH	\$590,000	\$275,710	46.73	\$551,416	\$94,759	\$495,241	\$415,143	1.193	2,442	\$202.80	TWO STORY
50-22-33-153-006	21888 DUNNABECK	07/31/23	PTA	03-ARM'S LENGTH	\$605,000	\$254,670	42.09	\$509,337	\$94,381	\$510,619	\$377,233	1.354	2,271	\$224.84	TWO STORY
ALL STYLES	1.250									\$1,005,860	\$792,375	1.269			
R3350 SEC 33 ACREAGE															
		-- see also R0350, R1651, R1750, R2951, R3250, R3450													
50-22-33-100-024	22126 BECK	09/02/22	PTA	03-ARM'S LENGTH	\$1,010,000	\$504,460	49.95	\$1,008,910	\$186,315	\$823,685	\$658,076	1.252	4,334	\$190.05	TWO STORY B
ALL STYLES										\$823,685	\$658,076	1.252			
	100-91	1.000													
	90-81	1.100													
	80-71	1.200													
	70-61	1.250													
	60-51	1.350													
	50-0	1.450													
trended up uniform with market															
R3401 CONNEMARA HILLS															
50-22-34-101-016	45030 MAYO	08/25/22	PTA	03-ARM'S LENGTH	\$395,000	\$193,030	48.87	\$386,065	\$88,977	\$306,023	\$215,281	1.422	1,677	\$182.48	ONE STORY
50-22-34-154-007	21710 RATHLONE	06/24/22	PTA	03-ARM'S LENGTH	\$704,000	\$342,850	48.70	\$685,700	\$82,839	\$621,161	\$436,856	1.422	2,660	\$233.52	ONE STORY
1 STY	1.420									\$927,184	\$652,137	1.422			
50-22-34-102-009	22030 TAFT	11/08/22	PTA	03-ARM'S LENGTH	\$330,000	\$171,200	51.88	\$342,390	\$78,600	\$251,400	\$219,825	1.144	1,515	\$165.94	ONE STORY B
50-22-34-101-010	45204 MAYO	08/16/22	PTA	03-ARM'S LENGTH	\$455,000	\$210,670	46.30	\$421,347	\$94,429	\$360,571	\$272,432	1.324	1,773	\$203.37	ONE STORY B
1 STY B/C/D/OTHER	1.230									\$611,971	\$492,257	1.243			
BI-LVL/CUSTOM	1.230														
50-22-34-152-017	45241 BYRNE	04/03/23	PTA	03-ARM'S LENGTH	\$365,000	\$168,160	46.07	\$336,318	\$82,506	\$282,494	\$206,351	1.369	1,945	\$145.24	TRI-LEVEL
TRI-LEVEL	1.300									\$282,494	\$206,351	1.369			
50-22-34-126-002	22328 CONNEMARA	02/13/23	PTA	03-ARM'S LENGTH	\$330,000	\$150,850	45.71	\$301,699	\$95,181	\$234,819	\$155,277	1.512	1,922	\$122.17	TWO STORY B
50-22-34-155-010	45039 GALWAY	12/22/23	PTA	03-ARM'S LENGTH	\$350,000	\$191,580	54.74	\$383,154	\$85,883	\$264,117	\$223,512	1.182	2,070	\$127.59	TWO STORY B
50-22-34-153-006	21614 KILRUSH	04/15/22	PTA	03-ARM'S LENGTH	\$440,000	\$228,270	51.88	\$456,540	\$122,880	\$317,120	\$250,872	1.264	2,108	\$150.44	TWO STORY B
50-22-34-154-005	21758 RATHLONE	05/11/23	PTA	03-ARM'S LENGTH	\$440,000	\$202,590	46.04	\$405,170	\$85,833	\$354,167	\$240,103	1.475	1,816	\$195.03	TWO STORY B
ALL 2 STY	1.420									\$1,170,223	\$869,764	1.345			

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style	
50-0		1.450		1.600												
trended up uniform with market																
R3501 CHASE FARMS																
50-22-35-326-004	21165 CHASE	04/08/22	PTA	03-ARM'S LENGTH	\$710,000	\$360,250	50.74	\$720,495	\$208,906	\$501,094	\$631,591	0.793	3,029	\$165.43	TWO STORY	
50-22-35-353-032	21093 CHASE	04/19/22	PTA	03-ARM'S LENGTH	\$585,000	\$284,590	48.65	\$569,185	\$135,544	\$449,456	\$535,359	0.840	3,020	\$148.83	TWO STORY	
50-22-35-353-012	43106 ASHBURY	04/29/22	PTA	03-ARM'S LENGTH	\$676,000	\$308,580	45.65	\$617,161	\$135,147	\$540,853	\$595,079	0.909	3,271	\$165.35	TWO STORY	
50-22-35-328-003	21118 CHASE	05/06/22	PTA	03-ARM'S LENGTH	\$700,000	\$382,850	54.69	\$765,709	\$129,898	\$570,102	\$784,952	0.726	3,661	\$155.72	TWO STORY	
50-22-35-201-022	41755 CHESTERFIELD	05/27/22	PTA	03-ARM'S LENGTH	\$685,000	\$364,500	53.21	\$729,005	\$142,465	\$542,535	\$724,123	0.749	3,945	\$137.52	TWO STORY	
50-22-35-229-007	22165 PICADILLY	05/27/22	PTA	03-ARM'S LENGTH	\$725,100	\$347,690	47.95	\$695,375	\$135,458	\$589,642	\$691,256	0.853	3,283	\$179.60	TWO STORY	
50-22-35-251-024	21850 PICADILLY	05/31/22	PTA	03-ARM'S LENGTH	\$790,000	\$362,420	45.88	\$724,841	\$134,612	\$655,388	\$728,678	0.899	3,484	\$188.11	TWO STORY	
50-22-35-251-013	21773 CHASE	06/02/22	PTA	03-ARM'S LENGTH	\$685,000	\$327,360	47.79	\$654,722	\$133,912	\$551,088	\$642,975	0.857	2,982	\$184.80	TWO STORY	
50-22-35-279-017	22114 PICADILLY	06/07/22	PTA	03-ARM'S LENGTH	\$795,500	\$363,100	45.64	\$726,196	\$131,644	\$663,856	\$734,015	0.904	3,662	\$181.28	TWO STORY	
50-22-35-278-022	22036 CHASE	07/05/22	PTA	03-ARM'S LENGTH	\$670,000	\$305,020	45.53	\$610,040	\$133,912	\$536,088	\$587,812	0.912	2,870	\$186.79	TWO STORY	
50-22-35-278-030	21860 CHASE	07/22/22	PTA	03-ARM'S LENGTH	\$625,000	\$293,550	46.97	\$587,105	\$133,912	\$491,088	\$559,498	0.878	3,198	\$153.56	TWO STORY	
50-22-35-279-021	22190 PICADILLY	08/03/22	PTA	03-ARM'S LENGTH	\$760,000	\$359,160	47.26	\$718,317	\$131,644	\$628,356	\$724,288	0.868	3,564	\$176.31	TWO STORY	
50-22-35-279-007	22015 CHASE	08/12/22	PTA	03-ARM'S LENGTH	\$675,000	\$333,140	49.35	\$666,284	\$133,255	\$541,745	\$658,061	0.823	2,777	\$195.08	TWO STORY	
50-22-35-329-010	21208 WHEATON	09/29/22	PTA	03-ARM'S LENGTH	\$650,000	\$314,020	48.31	\$628,038	\$147,028	\$502,972	\$593,840	0.847	3,451	\$145.75	TWO STORY	
50-22-35-352-014	43201 ASHBURY	10/21/22	PTA	03-ARM'S LENGTH	\$600,000	\$303,620	50.60	\$607,238	\$172,142	\$427,858	\$537,156	0.797	2,886	\$148.25	TWO STORY	
50-22-35-328-001	21166 CHASE	01/20/23	PTA	03-ARM'S LENGTH	\$630,000	\$296,460	47.06	\$592,919	\$130,814	\$499,186	\$570,500	0.875	2,848	\$175.28	TWO STORY	
50-22-35-252-011	21772 CHASE	01/25/23	PTA	03-ARM'S LENGTH	\$680,000	\$313,390	46.09	\$626,779	\$133,912	\$546,088	\$608,478	0.897	3,387	\$161.23	TWO STORY	
50-22-35-226-015	22174 CHASE	02/06/23	PTA	03-ARM'S LENGTH	\$670,000	\$314,030	46.87	\$628,061	\$135,986	\$534,014	\$607,500	0.879	3,071	\$173.89	TWO STORY	
50-22-35-329-004	21300 CHASE	03/28/23	PTA	03-ARM'S LENGTH	\$676,000	\$342,220	50.62	\$684,435	\$166,256	\$509,744	\$639,727	0.797	3,363	\$151.57	TWO STORY	
50-22-35-201-031	41764 HEMPSHIRE	04/28/23	PTA	03-ARM'S LENGTH	\$791,001	\$348,350	44.04	\$696,696	\$142,759	\$648,242	\$683,873	0.948	2,906	\$223.07	TWO STORY	
50-22-35-201-029	41716 HEMPSHIRE	05/01/23	PTA	03-ARM'S LENGTH	\$769,000	\$378,320	49.20	\$756,631	\$136,962	\$632,038	\$765,023	0.826	3,590	\$176.06	TWO STORY	
50-22-35-279-002	22121 CHASE	07/07/23	PTA	03-ARM'S LENGTH	\$735,000	\$352,390	47.94	\$704,780	\$132,888	\$602,112	\$706,040	0.853	3,290	\$183.01	TWO STORY	
50-22-35-327-015	21175 WHEATON	07/14/23	PTA	03-ARM'S LENGTH	\$715,000	\$345,120	48.27	\$690,242	\$139,589	\$575,411	\$679,819	0.846	3,349	\$171.82	TWO STORY	
50-22-35-355-003	42961 ASHBURY	07/14/23	PTA	03-ARM'S LENGTH	\$675,000	\$316,330	46.86	\$632,650	\$145,411	\$529,589	\$601,530	0.880	3,021	\$175.30	TWO STORY	
50-22-35-279-013	22018 PICADILLY	07/28/23	PTA	03-ARM'S LENGTH	\$800,000	\$380,750	47.59	\$761,501	\$151,623	\$648,377	\$752,936	0.861	3,657	\$177.30	TWO STORY	
50-22-35-226-028	41641 DUKESBURY	09/01/23	WD	03-ARM'S LENGTH	\$730,000	\$348,950	47.80	\$697,895	\$133,912	\$596,088	\$696,275	0.856	3,881	\$153.59	TWO STORY	
50-22-35-177-008	21455 CHASE	10/04/23	WD	03-ARM'S LENGTH	\$740,000	\$352,240	47.60	\$704,479	\$153,642	\$586,358	\$680,046	0.862	3,097	\$189.33	TWO STORY	
50-22-35-252-010	21750 CHASE	12/15/23	WD	03-ARM'S LENGTH	\$665,000	\$312,720	47.03	\$625,440	\$133,912	\$531,088	\$606,825	0.875	3,387	\$156.80	TWO STORY	
50-22-35-355-002	42977 ASHBURY	01/05/24	PTA	03-ARM'S LENGTH	\$652,500	\$314,460	48.19	\$628,912	\$141,437	\$511,063	\$601,821	0.849	2,989	\$170.98	TWO STORY	
50-22-35-327-017	21071 WHEATON	03/18/24	PTA	03-ARM'S LENGTH	\$710,000	\$335,910	47.31	\$671,821	\$148,303	\$561,697	\$646,319	0.869	3,234	\$173.68	TWO STORY	
50-22-35-353-002	43146 WESTCHESTER	03/25/24	PTA	03-ARM'S LENGTH	\$733,800	\$332,200	45.27	\$664,398	\$150,862	\$582,938	\$633,995	0.919	3,401	\$171.40	TWO STORY	
ALL STYLES	0.860															
										\$17,286,154	\$20,209,386	0.855				
R3502 DEERBROOK																
50-22-35-278-004	41589 FAWN	06/07/22	PTA	03-ARM'S LENGTH	\$620,000	\$299,940	48.38	\$599,883	\$104,183	\$515,817	\$557,593	0.925	2,779	\$185.61	TWO STORY	
50-22-35-276-002	22214 ANTLER	08/11/23	PTA	03-ARM'S LENGTH	\$663,000	\$264,600	39.91	\$529,208	\$112,542	\$550,458	\$468,691	1.174	2,986	\$184.35	TWO STORY	
50-22-35-228-013	41479 REINDEER	03/29/24	PTA	03-ARM'S LENGTH	\$595,000	\$236,030	39.67	\$472,050	\$102,452	\$492,548	\$415,746	1.185	2,808	\$175.41	TWO STORY	
ALL STYLES	1.050															
										\$1,558,823	\$1,442,029	1.081				
outlier																
50-22-35-278-009	41529 FAWN	09/01/22	WD	03-ARM'S LENGTH	\$400,000	\$223,440	55.86	\$446,881	\$102,492	\$297,508	\$387,389	0.768	2,559	\$116.26	TWO STORY	
R3503 YERKES MANOR																
50-22-35-376-058	20804 VERANDA	08/24/22	WD	03-ARM'S LENGTH	\$630,000	\$298,930	47.45	\$597,869	\$104,376	\$525,624	\$567,233	0.927	2,731	\$192.47	TWO STORY	

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
ALL STYLES	0.940									\$525,624	\$567,233	0.927			
trended up uniform with market															
R3504	MISSION PINES														
50-22-35-400-053	41509 MISSION	12/27/22	PTA	03-ARM'S LENGTH	\$625,000	\$304,650	48.74	\$609,296	\$128,760	\$496,240	\$768,858	0.645	3,821	\$129.87	TWO STORY B
ALL STYLES	0.750									\$496,240	\$768,858	0.645			
trended up uniform with market															
R3505	PINE HOLLOW	-- see also R3501													
ALL STYLES	0.860														
trended up uniform with market															
R3506	BROQUET DRIVE														
50-22-35-429-001	41488 BROQUET	08/10/23	PTA	03-ARM'S LENGTH	\$440,000	\$213,730	48.58	\$427,453	\$101,092	\$338,908	\$370,865	0.914	1,888	\$179.51	ONE STORY
ALL STYLES	1.050									\$338,908	\$370,865	0.914			
trended up uniform with market -- see also R3502															
R3520	GLEN HAVEN OCCP 313														
50-22-35-453-059	20806 GLEN HAVEN CIR W	05/17/22	PTA	03-ARM'S LENGTH	\$237,500	\$113,560	47.81	\$227,112	\$53,000	\$184,500	\$136,379	1.353	1,522	\$121.22	TWO STORY B
50-22-35-402-055	21232 GLEN HAVEN CIR W	05/19/23	PTA	03-ARM'S LENGTH	\$282,000	\$127,170	45.10	\$254,343	\$53,000	\$229,000	\$156,550	1.463	1,490	\$153.69	TWO STORY B
50-22-35-402-027	21207 GLEN HAVEN CIR E	05/25/23	WD	03-ARM'S LENGTH	\$295,000	\$126,330	42.82	\$252,666	\$53,000	\$242,000	\$155,308	1.558	1,490	\$162.42	TWO STORY B
50-22-35-402-063	21200 GLEN HAVEN CIR W	05/26/23	PTA	03-ARM'S LENGTH	\$255,000	\$124,660	48.89	\$249,312	\$53,000	\$202,000	\$152,824	1.322	1,490	\$135.57	TWO STORY B
50-22-35-453-055	20830 GLEN HAVEN CIR W	02/12/24	WD	03-ARM'S LENGTH	\$231,500	\$92,050	39.76	\$184,107	\$53,000	\$178,500	\$104,524	1.708	1,072	\$166.51	TWO STORY B
2 STY B	1.500									\$1,036,000	\$705,585	1.468			
1 STY	1.850														
trended up uniform with market															
R3521	COUNTRY PLACE OCCP 342														
50-22-35-401-011	42189 PELLSTON	03/10/23	PTA	03-ARM'S LENGTH	\$185,000	\$88,570	47.88	\$177,148	\$43,000	\$142,000	\$66,410	2.138	1,201	\$118.23	ONE STORY
50-22-35-426-051	41748 BROQUET	06/16/23	PTA	03-ARM'S LENGTH	\$204,000	\$88,570	43.42	\$177,148	\$43,000	\$161,000	\$66,410	2.424	1,201	\$134.05	ONE STORY
50-22-35-452-011	42125 GLADWIN	06/15/23	WD	03-ARM'S LENGTH	\$185,000	\$89,870	48.58	\$179,730	\$43,000	\$142,000	\$67,688	2.098	1,201	\$118.23	ONE STORY
50-22-35-452-016	20923 GLEN HAVEN CIR W	01/27/23	WD	03-ARM'S LENGTH	\$183,000	\$89,870	49.11	\$179,730	\$43,000	\$140,000	\$67,688	2.068	1,201	\$116.57	ONE STORY
50-22-35-452-045	20811 GLEN HAVEN CIR W	12/20/23	WD	03-ARM'S LENGTH	\$215,000	\$92,530	43.04	\$185,057	\$43,000	\$172,000	\$70,325	2.446	1,201	\$143.21	ONE STORY
50-22-35-428-041	41724 ONAWAY	05/16/23	WD	03-ARM'S LENGTH	\$160,000	\$69,870	43.67	\$139,746	\$43,000	\$117,000	\$47,894	2.443	830	\$140.96	ONE STORY B
1 STY & 1 STY B	2.250									\$874,000	\$386,415	2.262			
outlier															
50-22-35-401-035	42109 PELLSTON	11/06/23	PTA	03-ARM'S LENGTH	\$225,000	\$88,570	39.36	\$177,148	\$43,000	\$182,000	\$66,410	2.741	1,201	\$151.54	ONE STORY
50-22-35-426-124	42106 PELLSTON	04/18/22	PTA	03-ARM'S LENGTH	\$247,000	\$116,070	46.99	\$232,134	\$43,000	\$204,000	\$131,343	1.553	1,522	\$134.03	TWO STORY
50-22-35-451-038	42104 GLADWIN	05/27/22	PTA	03-ARM'S LENGTH	\$263,500	\$116,070	44.05	\$232,134	\$43,000	\$220,500	\$131,343	1.679	1,522	\$144.88	TWO STORY
50-22-35-401-047	42102 ROSCOMMON	06/07/22	PTA	03-ARM'S LENGTH	\$275,000	\$112,960	41.08	\$225,916	\$43,000	\$232,000	\$127,025	1.826	1,522	\$152.43	TWO STORY
50-22-35-453-007	20894 GLEN HAVEN CIR W	06/17/22	PTA	03-ARM'S LENGTH	\$260,000	\$117,890	45.34	\$235,779	\$43,000	\$217,000	\$133,874	1.621	1,522	\$142.58	TWO STORY
50-22-35-453-030	20853 GLEN HAVEN CIR E	07/18/22	PTA	03-ARM'S LENGTH	\$265,000	\$119,690	45.17	\$239,386	\$43,000	\$222,000	\$136,379	1.628	1,522	\$145.86	TWO STORY
50-22-35-401-023	42159 PELLSTON	08/04/22	PTA	03-ARM'S LENGTH	\$254,000	\$112,960	44.47	\$225,916	\$43,000	\$211,000	\$127,025	1.661	1,522	\$138.63	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-426-117	42120 PELLSTON	09/23/22	PTA	03-ARM'S LENGTH	\$265,000	\$119,600	45.13	\$239,201	\$43,000	\$222,000	\$136,251	1.629	1,522	\$145.86	TWO STORY
50-22-35-426-072	41792 BROQUET	11/10/22	PTA	03-ARM'S LENGTH	\$250,000	\$121,970	48.79	\$243,930	\$43,000	\$207,000	\$139,535	1.484	1,522	\$136.01	TWO STORY
50-22-35-401-029	42143 PELLSTON	03/02/23	WD	03-ARM'S LENGTH	\$255,000	\$112,960	44.30	\$225,916	\$43,000	\$212,000	\$127,025	1.669	1,522	\$139.29	TWO STORY
50-22-35-426-082	21318 GLEN HAVEN CIR E	03/17/23	PTA	03-ARM'S LENGTH	\$267,000	\$116,070	43.47	\$232,134	\$43,000	\$224,000	\$131,343	1.705	1,522	\$147.17	TWO STORY
50-22-35-452-019	20929 GLEN HAVEN CIR W	04/10/23	PTA	03-ARM'S LENGTH	\$254,000	\$117,890	46.41	\$235,779	\$43,000	\$211,000	\$133,874	1.576	1,522	\$138.63	TWO STORY
50-22-35-426-094	21346 GLEN HAVEN CIR E	06/23/23	WD	03-ARM'S LENGTH	\$282,000	\$116,070	41.16	\$232,134	\$43,000	\$239,000	\$131,343	1.820	1,522	\$157.03	TWO STORY
50-22-35-451-034	42128 GLADWIN	08/02/23	PTA	03-ARM'S LENGTH	\$250,000	\$116,070	46.43	\$232,134	\$43,000	\$207,000	\$131,343	1.576	1,522	\$136.01	TWO STORY
50-22-35-401-003	42229 PELLSTON	09/09/22	WD	03-ARM'S LENGTH	\$225,000	\$112,960	50.20	\$225,916	\$43,000	\$182,000	\$127,025	1.433	1,522	\$119.58	TWO STORY
50-22-35-476-049	20946 GLEN HAVEN CIR E	03/02/23	PTA	03-ARM'S LENGTH	\$235,000	\$117,890	50.17	\$235,779	\$43,000	\$192,000	\$133,874	1.434	1,522	\$126.15	TWO STORY
50-22-35-426-077	21306 GLEN HAVEN CIR E	01/24/24	PTA	03-ARM'S LENGTH	\$290,000	\$120,720	41.63	\$241,433	\$43,000	\$247,000	\$137,801	1.792	1,522	\$162.29	TWO STORY
50-22-35-401-019	42177 PELLSTON	01/30/24	WD	03-ARM'S LENGTH	\$280,000	\$116,070	41.45	\$232,134	\$43,000	\$237,000	\$131,343	1.804	1,522	\$155.72	TWO STORY
50-22-35-453-015	20878 GLEN HAVEN CIR W	02/12/24	PTA	03-ARM'S LENGTH	\$290,000	\$122,630	42.29	\$245,258	\$43,000	\$247,000	\$140,457	1.759	1,522	\$162.29	TWO STORY
50-22-35-401-054	42142 ROSCOMMON	02/29/24	PTA	03-ARM'S LENGTH	\$295,000	\$120,720	40.92	\$241,433	\$43,000	\$252,000	\$137,801	1.829	1,522	\$165.57	TWO STORY

TWO STORY **1.650** \$4,185,500 \$2,526,004 1.657

outliers

50-22-35-426-080	21312 GLEN HAVEN CIR E	04/29/22	PTA	03-ARM'S LENGTH	\$180,000	\$116,070	64.48	\$232,134	\$43,000	\$137,000	\$131,343	1.043	1,522	\$90.01	TWO STORY
50-22-35-401-022	42157 PELLSTON	06/30/23	PTA	03-ARM'S LENGTH	\$310,000	\$118,390	38.19	\$236,784	\$43,000	\$267,000	\$134,572	1.984	1,522	\$175.43	TWO STORY
50-22-35-401-063	42194 ROSCOMMON	02/26/24	WD	03-ARM'S LENGTH	\$335,000	\$124,690	37.22	\$249,387	\$43,000	\$292,000	\$143,324	2.037	1,522	\$191.85	TWO STORY

50-22-35-428-030	41721 ONAWAY	05/11/22	PTA	03-ARM'S LENGTH	\$213,500	\$106,510	49.89	\$213,022	\$43,000	\$170,500	\$106,932	1.594	1,200	\$142.08	TWO STORY B
50-22-35-427-025	21234 GLEN HAVEN CIR E	05/12/22	PTA	03-ARM'S LENGTH	\$229,435	\$106,780	46.54	\$213,562	\$43,000	\$186,435	\$107,272	1.738	1,147	\$162.54	TWO STORY B
50-22-35-451-024	21053 GLEN HAVEN CIR W	05/27/22	PTA	03-ARM'S LENGTH	\$219,900	\$101,520	46.17	\$203,035	\$43,000	\$176,900	\$100,651	1.758	1,072	\$165.02	TWO STORY B
50-22-35-427-029	21246 GLEN HAVEN CIR E	06/09/22	PTA	03-ARM'S LENGTH	\$177,000	\$88,850	50.20	\$177,694	\$43,000	\$134,000	\$84,713	1.582	910	\$147.25	TWO STORY B
50-22-35-427-022	21232 GLEN HAVEN CIR E	08/31/22	PTA	03-ARM'S LENGTH	\$204,000	\$106,780	52.34	\$213,562	\$43,000	\$161,000	\$107,272	1.501	1,147	\$140.37	TWO STORY B
50-22-35-427-003	21148 GLEN HAVEN CIR E	10/06/22	PTA	03-ARM'S LENGTH	\$210,000	\$97,110	46.24	\$194,220	\$43,000	\$167,000	\$95,107	1.756	1,030	\$162.14	TWO STORY B
50-22-35-426-095	21348 GLEN HAVEN CIR E	10/17/22	PTA	03-ARM'S LENGTH	\$220,500	\$104,190	47.25	\$208,377	\$43,000	\$177,500	\$104,011	1.707	1,120	\$158.48	TWO STORY B
50-22-35-427-019	21222 GLEN HAVEN CIR E	11/14/22	WD	03-ARM'S LENGTH	\$215,000	\$97,110	45.17	\$194,220	\$43,000	\$172,000	\$95,107	1.808	1,030	\$166.99	TWO STORY B
50-22-35-426-133	42140 PELLSTON	04/21/23	PTA	03-ARM'S LENGTH	\$230,000	\$110,140	47.89	\$220,285	\$43,000	\$187,000	\$111,500	1.677	1,120	\$166.96	TWO STORY B
50-22-35-426-064	41770 BROQUET	07/14/23	PTA	03-ARM'S LENGTH	\$248,000	\$104,190	42.01	\$208,377	\$43,000	\$205,000	\$104,011	1.971	1,120	\$183.04	TWO STORY B
50-22-35-401-066	42172 ROSCOMMON	08/09/23	PTA	03-ARM'S LENGTH	\$230,000	\$104,190	45.30	\$208,377	\$43,000	\$187,000	\$104,011	1.798	1,120	\$166.96	TWO STORY B
50-22-35-452-018	20927 GLEN HAVEN CIR W	10/30/23	PTA	03-ARM'S LENGTH	\$237,500	\$103,070	43.40	\$206,137	\$43,000	\$194,500	\$102,602	1.896	1,072	\$181.44	TWO STORY B
50-22-35-427-054	41715 BROQUET	10/31/23	WD	03-ARM'S LENGTH	\$230,000	\$111,660	48.55	\$223,317	\$43,000	\$187,000	\$113,407	1.649	1,147	\$163.03	TWO STORY B
50-22-35-427-057	41705 BROQUET	11/27/23	PTA	03-ARM'S LENGTH	\$225,000	\$110,620	49.16	\$221,237	\$43,000	\$182,000	\$112,099	1.624	1,200	\$151.67	TWO STORY B
50-22-35-426-108	21380 GLEN HAVEN CIR E	12/04/23	PTA	03-ARM'S LENGTH	\$236,000	\$108,040	45.78	\$216,079	\$43,000	\$193,000	\$108,855	1.773	1,120	\$172.32	TWO STORY B
50-22-35-401-065	42198 ROSCOMMON	12/27/23	PTA	03-ARM'S LENGTH	\$257,000	\$108,040	42.04	\$216,079	\$43,000	\$214,000	\$108,855	1.966	1,120	\$191.07	TWO STORY B

TWO STORY B **1.730** \$2,894,835 \$1,666,403 1.737

outliers

50-22-35-401-048	42104 ROSCOMMON	03/06/24	WD	03-ARM'S LENGTH	\$265,000	\$105,150	39.68	\$210,293	\$43,000	\$222,000	\$105,216	2.110	1,120	\$198.21	TWO STORY B
50-22-35-427-035	21254 GLEN HAVEN CIR E	08/04/23	PTA	03-ARM'S LENGTH	\$270,000	\$108,500	40.19	\$217,005	\$43,000	\$227,000	\$109,437	2.074	1,147	\$197.91	TWO STORY B

R3522 RIVERBRIDGE OCCP 724

50-22-35-152-002	43322 ASHBURY	06/01/22	WD	03-ARM'S LENGTH	\$670,000	\$343,050	51.20	\$686,091	\$103,751	\$566,249	\$576,574	0.982	2,882	\$196.48	TWO STORY
50-22-35-303-012	43292 ASHBURY	09/15/22	PTA	03-ARM'S LENGTH	\$640,000	\$296,990	46.40	\$593,971	\$103,751	\$536,249	\$485,366	1.105	2,617	\$204.91	TWO STORY

ALL STYLES **0.980** \$1,102,498 \$1,061,941 1.038

trended down uniform with market

R3523 MIRABELLA ESTATES OCCP 1632

50-22-35-400-063	41600 CARMELA	08/26/22	PTA	03-ARM'S LENGTH	\$1,400,000	\$696,160	49.73	\$1,392,317	\$238,656	\$1,161,344	\$1,171,230	0.992	4,712	\$246.47	TWO STORY
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Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-35-400-062	41570 CARMELA	06/06/23	PTA	03-ARM'S LENGTH	\$1,725,000	\$764,800	44.34	\$1,529,598	\$238,656	\$1,486,344	\$1,310,601	1.134	5,452	\$272.62	TWO STORY
ALL STYLES	1.060									\$2,647,688	\$2,481,831	1.067			
R3524	NORMANDY HILLS ESTATES OCCP 1950														
50-22-35-478-007	21035 NORMANDY	07/15/22	PTA	03-ARM'S LENGTH	\$870,000	\$431,870	49.64	\$863,738	\$181,060	\$688,940	\$837,642	0.822	3,778	\$182.36	TWO STORY
50-22-35-478-013	20830 NORMANDY	11/28/23	PTA	03-ARM'S LENGTH	\$1,580,000	\$715,560	45.29	\$1,431,124	\$184,884	\$1,395,116	\$1,318,773	1.058	5,653	\$246.79	CUSTOM
ALL STYLES	0.950									\$2,084,056	\$2,156,414	0.966			
R3550	SEC 35 ACREAGE	-- see also R0150, R0250, R0450, R1050, R1250, R1950, R2050, R2150, R2450, R2950, R3150													
ALL STYLES															
100-91	1.000														
90-81	1.100														
80-71	1.100														
70-61	1.100														
60-51	1.150														
50-0	1.250														
trended up uniform with market															
R3601	TURTLE CREEK														
50-22-36-103-034	21956 SIEGAL	04/15/22	PTA	03-ARM'S LENGTH	\$435,000	\$196,900	45.26	\$393,799	\$86,392	\$348,608	\$320,884	1.086	2,204	\$158.17	ONE STORY
50-22-36-103-025	22075 SIEGAL	09/09/22	PTA	03-ARM'S LENGTH	\$451,500	\$223,450	49.49	\$446,890	\$96,247	\$355,253	\$340,430	1.044	2,775	\$128.02	TWO STORY
50-22-36-101-021	22101 CASCADE	07/21/23	PTA	03-ARM'S LENGTH	\$465,000	\$206,130	44.33	\$412,269	\$84,190	\$380,810	\$318,523	1.196	2,112	\$180.31	TWO STORY
50-22-36-152-002	21736 SIEGAL	09/26/23	PTA	03-ARM'S LENGTH	\$495,000	\$215,090	43.45	\$430,186	\$93,551	\$401,449	\$326,830	1.228	2,475	\$162.20	TWO STORY
50-22-36-102-017	22280 MERIDIAN	02/21/24	PTA	03-ARM'S LENGTH	\$530,000	\$229,790	43.36	\$459,573	\$86,452	\$443,548	\$389,479	1.139	2,145	\$206.78	ONE STORY
ALL STYLES	1.140									\$1,929,668	\$1,696,147	1.138			
R3602	CHARRINGTON GREEN														
50-22-36-154-004	41191 MARKS	06/13/22	PTA	03-ARM'S LENGTH	\$410,000	\$192,500	46.95	\$384,995	\$79,886	\$330,114	\$299,126	1.104	1,954	\$168.94	ONE STORY
50-22-36-153-004	41295 TODD	05/24/23	PTA	03-ARM'S LENGTH	\$365,000	\$177,600	48.66	\$355,192	\$71,554	\$293,446	\$278,076	1.055	1,675	\$175.19	ONE STORY
50-22-36-151-018	41294 MARKS	08/25/23	PTA	03-ARM'S LENGTH	\$410,000	\$207,960	50.72	\$415,911	\$74,439	\$335,561	\$334,776	1.002	2,391	\$140.34	TWO STORY
ALL STYLES	1.05									\$959,121	\$911,979	1.052			
outlier															
50-22-36-154-006	41127 MARKS	12/09/22	WD	03-ARM'S LENGTH	\$420,000	\$230,220	54.81	\$460,445	\$80,422	\$339,578	\$372,572	0.911	2,319	\$146.43	TWO STORY
R3603	WHISPERING MEADOWS/ SUNRISE SUB														
50-22-36-127-036	40784 LADENE	04/29/22	PTA	03-ARM'S LENGTH	\$338,000	\$165,000	48.82	\$330,006	\$80,541	\$257,459	\$167,990	1.533	1,416	\$181.82	ONE STORY
50-22-36-126-006	40518 MILL ROAD CT E	07/14/22	PTA	03-ARM'S LENGTH	\$327,000	\$150,850	46.13	\$301,703	\$77,239	\$249,761	\$151,154	1.652	1,166	\$214.20	ONE STORY
50-22-36-202-013	40270 SANDPOINT	10/03/22	WD	03-ARM'S LENGTH	\$400,000	\$213,990	53.50	\$427,977	\$105,806	\$294,194	\$216,950	1.356	1,683	\$174.80	ONE STORY
50-22-36-252-010	21690 SUNFLOWER	05/15/23	PTA	03-ARM'S LENGTH	\$400,000	\$168,030	42.01	\$336,062	\$75,379	\$324,621	\$175,544	1.849	1,448	\$224.19	ONE STORY
50-22-36-252-017	40317 LADENE	08/09/23	PTA	03-ARM'S LENGTH	\$465,000	\$206,180	44.34	\$412,361	\$79,342	\$385,658	\$224,255	1.720	1,875	\$205.68	ONE STORY
50-22-36-202-003	22214 SUNRISE	03/20/24	WD	03-ARM'S LENGTH	\$350,000	\$178,870	51.11	\$357,742	\$98,096	\$251,904	\$174,846	1.441	1,533	\$164.32	ONE STORY
ONE STORY ALL	1.590									\$1,763,597	\$1,110,739	1.588			
50-22-36-129-009	22070 CLOVER	05/19/22	PTA	03-ARM'S LENGTH	\$455,000	\$210,510	46.27	\$421,017	\$76,076	\$378,924	\$213,586	1.774	2,332	\$162.49	TWO STORY
50-22-36-176-010	21978 GREENTREE	06/09/22	PTA	03-ARM'S LENGTH	\$490,000	\$235,160	47.99	\$470,316	\$75,379	\$414,621	\$244,543	1.695	2,316	\$179.02	TWO STORY

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-178-009	21784 SHADYBROOK	07/08/22	PTA	03-ARM'S LENGTH	\$462,500	\$222,770	48.17	\$445,532	\$75,379	\$387,121	\$229,197	1.689	2,298	\$168.46	TWO STORY
50-22-36-177-025	21741 SUNRISE	07/11/22	PTA	03-ARM'S LENGTH	\$418,000	\$193,040	46.18	\$386,079	\$75,379	\$342,621	\$192,384	1.781	1,866	\$183.61	TWO STORY
50-22-36-179-016	21671 SHADYBROOK	07/29/22	WD	03-ARM'S LENGTH	\$500,000	\$225,120	45.02	\$450,248	\$76,579	\$423,421	\$231,374	1.830	2,634	\$160.75	TWO STORY
50-22-36-126-009	40452 MILL ROAD CT E	08/25/22	WD	03-ARM'S LENGTH	\$375,000	\$185,770	49.54	\$371,547	\$87,118	\$287,882	\$176,117	1.635	1,864	\$154.44	TWO STORY
50-22-36-251-038	21534 SUNRISE	01/03/23	PTA	03-ARM'S LENGTH	\$425,000	\$269,690	63.46	\$539,370	\$90,161	\$334,839	\$278,148	1.204	2,464	\$135.89	TWO STORY
50-22-36-176-011	22004 GREENTREE	01/09/23	PTA	03-ARM'S LENGTH	\$445,000	\$204,160	45.88	\$408,313	\$75,379	\$369,621	\$206,151	1.793	2,298	\$160.84	TWO STORY
50-22-36-177-018	21965 SUNRISE	02/09/23	PTA	03-ARM'S LENGTH	\$385,000	\$183,860	47.76	\$367,712	\$85,460	\$299,540	\$174,769	1.714	1,848	\$162.09	TWO STORY
50-22-36-129-018	21981 GREENTREE	02/22/23	PTA	03-ARM'S LENGTH	\$435,000	\$199,780	45.93	\$399,558	\$75,379	\$359,621	\$200,730	1.792	2,316	\$155.28	TWO STORY
50-22-36-176-009	21950 GREENTREE	04/07/23	WD	03-ARM'S LENGTH	\$380,000	\$172,570	45.41	\$345,144	\$76,665	\$303,335	\$166,241	1.825	1,784	\$170.03	TWO STORY
50-22-36-128-010	22136 SHADYBROOK	08/18/23	PTA	03-ARM'S LENGTH	\$392,500	\$177,470	45.22	\$354,949	\$79,637	\$312,863	\$170,472	1.835	2,094	\$149.41	TWO STORY
50-22-36-177-020	21901 SUNRISE	11/02/23	PTA	03-ARM'S LENGTH	\$400,000	\$199,940	49.99	\$399,881	\$79,623	\$320,377	\$198,302	1.616	2,260	\$141.76	TWO STORY
50-22-36-127-044	22059 SHADYBROOK	11/29/23	PTA	03-ARM'S LENGTH	\$485,000	\$227,660	46.94	\$455,316	\$76,505	\$408,495	\$234,558	1.742	2,492	\$163.92	TWO STORY
50-22-36-178-011	21850 SHADYBROOK	02/13/24	PTA	03-ARM'S LENGTH	\$401,100	\$208,320	51.94	\$416,647	\$90,638	\$310,462	\$201,863	1.538	2,298	\$135.10	TWO STORY
50-22-36-177-002	21620 CLOVER	03/29/24	PTA	03-ARM'S LENGTH	\$540,000	\$213,100	39.46	\$426,199	\$76,432	\$463,568	\$216,574	2.140	2,298	\$201.73	TWO STORY

TWO STORY ALL 1.700 \$5,717,311 \$3,335,009 1.714
TRI-LEVEL 1.400

R3604	CARRIAGE HILL														
50-22-36-305-005	41293 CARRIAGE HILL	07/29/22	PTA	03-ARM'S LENGTH	\$515,000	\$236,940	46.01	\$473,888	\$102,021	\$412,979	\$398,145	1.037	2,469	\$167.27	TWO STORY
50-22-36-305-001	41379 CARRIAGE HILL	06/14/23	WD	03-ARM'S LENGTH	\$603,000	\$242,410	40.20	\$484,825	\$103,164	\$499,836	\$408,631	1.223	2,696	\$185.40	TWO STORY
50-22-36-302-003	40958 COVENTRY	06/29/23	PTA	03-ARM'S LENGTH	\$634,000	\$306,820	48.39	\$613,640	\$145,872	\$488,128	\$500,822	0.975	2,937	\$166.20	TWO STORY
50-22-36-306-003	21511 INGRAM	08/17/23	PTA	03-ARM'S LENGTH	\$525,000	\$211,990	40.38	\$423,989	\$96,714	\$428,286	\$350,402	1.222	2,322	\$184.45	TWO STORY

ALL STYLES 1.100 \$1,829,229 \$1,657,999 1.103

outlier															
50-22-36-305-002	41359 CARRIAGE HILL	05/17/22	PTA	03-ARM'S LENGTH	\$438,000	\$218,850	49.97	\$437,703	\$102,880	\$335,120	\$358,483	0.935	2,712	\$123.57	TWO STORY

R3605	MEADOWBROOK MANOR														
50-22-36-354-005	41252 LLEWELYN	08/01/22	PTA	03-ARM'S LENGTH	\$496,000	\$287,490	57.96	\$574,973	\$110,429	\$385,571	\$434,153	0.888	2,574	\$149.79	ONE STORY B
50-22-36-352-003	41345 LLEWELYN	06/29/23	PTA	03-ARM'S LENGTH	\$340,000	\$176,240	51.84	\$352,476	\$95,811	\$244,189	\$239,874	1.018	2,061	\$118.48	ONE STORY

ALL STYLES 1.050 \$629,760 \$674,027 0.934

trended up uniform with market

R3606	MEADOWBROOK VIEW														
50-22-36-376-010	20889 CAMBRIDGE	08/10/22	PTA	03-ARM'S LENGTH	\$940,000	\$431,550	45.91	\$872,923	\$396,871	\$543,129	\$466,718	1.164	3,799	\$142.97	TWO STORY

ALL STYLES 1.100 \$543,129 \$466,718 1.164

outlier															
50-22-36-328-002	21101 CAMBRIDGE	02/13/24	PTA	03-ARM'S LENGTH	\$5,000,000	\$1,855,770	37.12	\$3,711,542	\$2,417,706	\$2,582,294	\$1,268,467	2.036	8,738	\$295.52	TWO STORY

R3620	CROSSWINDS WEST OCCP 371														
50-22-36-226-101	22383 PEACHTREE	04/14/22	PTA	03-ARM'S LENGTH	\$256,000	\$120,680	47.14	\$241,367	\$42,000	\$214,000	\$185,630	1.153	1,134	\$188.71	ONE STORY B
50-22-36-226-184	22160 EDGEWATER	04/15/22	WD	03-ARM'S LENGTH	\$300,000	\$111,560	37.19	\$223,124	\$42,000	\$258,000	\$168,644	1.530	1,134	\$227.51	ONE STORY B
50-22-36-226-168	22104 EDGEWATER	07/01/22	PTA	03-ARM'S LENGTH	\$288,000	\$122,760	42.63	\$245,514	\$42,000	\$246,000	\$189,492	1.298	1,134	\$216.93	ONE STORY B
50-22-36-226-044	40010 CROSSWINDS	07/15/22	PTA	03-ARM'S LENGTH	\$266,000	\$111,560	41.94	\$223,124	\$42,000	\$224,000	\$168,644	1.328	1,134	\$197.53	ONE STORY B
50-22-36-226-161	22096 EDGEWATER	07/18/22	PTA	03-ARM'S LENGTH	\$265,000	\$129,780	48.97	\$259,560	\$42,000	\$223,000	\$202,570	1.101	1,134	\$196.65	ONE STORY B
50-22-36-226-204	39878 CROSSWINDS	07/29/22	PTA	03-ARM'S LENGTH	\$290,000	\$122,570	42.27	\$245,137	\$42,000	\$248,000	\$189,141	1.311	1,134	\$218.69	ONE STORY B
50-22-36-226-080	40007 CROSSWINDS	12/12/22	PTA	03-ARM'S LENGTH	\$234,900	\$118,800	50.57	\$237,596	\$42,000	\$192,900	\$182,119	1.059	1,134	\$170.11	ONE STORY B

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Building Style
50-22-36-226-121	22278 EDGEWATER	02/28/23	WD	03-ARM'S LENGTH	\$225,000	\$111,560	49.58	\$223,124	\$42,000	\$183,000	\$168,644	1.085	1,134	\$161.38	ONE STORY B
50-22-36-226-089	22357 PEACHTREE	04/06/23	PTA	03-ARM'S LENGTH	\$240,000	\$111,560	46.48	\$223,124	\$42,000	\$198,000	\$168,644	1.174	1,134	\$174.60	ONE STORY B
50-22-36-226-180	22158 EDGEWATER	04/24/23	PTA	03-ARM'S LENGTH	\$345,000	\$127,800	37.04	\$255,604	\$42,000	\$303,000	\$198,886	1.523	1,134	\$267.20	ONE STORY B
50-22-36-226-201	39884 CROSSWINDS	04/24/23	PTA	03-ARM'S LENGTH	\$230,000	\$121,160	52.68	\$242,310	\$42,000	\$188,000	\$186,508	1.008	1,134	\$165.78	ONE STORY B
50-22-36-226-068	40047 CROSSWINDS	05/09/23	PTA	03-ARM'S LENGTH	\$250,000	\$121,630	48.65	\$243,251	\$42,000	\$208,000	\$187,385	1.110	1,134	\$183.42	ONE STORY B
50-22-36-226-061	22300 PONDVIEW	05/23/23	PTA	03-ARM'S LENGTH	\$271,000	\$111,560	41.17	\$223,124	\$42,000	\$229,000	\$168,644	1.358	1,134	\$201.94	ONE STORY B
50-22-36-226-024	22274 PONDVIEW	06/16/23	WD	03-ARM'S LENGTH	\$265,000	\$119,040	44.92	\$238,076	\$42,000	\$223,000	\$182,566	1.221	1,134	\$196.65	ONE STORY B
50-22-36-226-016	22214 PONDVIEW	08/25/23	PTA	03-ARM'S LENGTH	\$245,000	\$113,230	46.22	\$226,457	\$42,000	\$203,000	\$171,748	1.182	1,134	\$179.01	ONE STORY B

ONE STORY ALL **1.200** \$3,340,900 \$2,719,266 1.229

50-22-36-226-155	22224 EDGEWATER	05/13/22	PTA	03-ARM'S LENGTH	\$180,000	\$93,690	52.05	\$187,385	\$42,000	\$138,000	\$137,936	1.000	1,100	\$125.45	TWO STORY B
50-22-36-226-083	39981 CROSSWINDS	05/26/22	PTA	03-ARM'S LENGTH	\$195,000	\$93,690	48.05	\$187,385	\$42,000	\$153,000	\$137,936	1.109	1,100	\$139.09	TWO STORY B
50-22-36-226-071	40043 CROSSWINDS	07/28/22	PTA	03-ARM'S LENGTH	\$187,500	\$93,690	49.97	\$187,385	\$42,000	\$145,500	\$137,936	1.055	1,100	\$132.27	TWO STORY B
50-22-36-226-015	22212 PONDVIEW	10/21/22	PTA	03-ARM'S LENGTH	\$195,000	\$93,690	48.05	\$187,385	\$42,000	\$153,000	\$137,936	1.109	1,100	\$139.09	TWO STORY B
50-22-36-226-131	22042 EDGEWATER	10/13/22	PTA	03-ARM'S LENGTH	\$175,000	\$93,690	53.54	\$187,385	\$42,000	\$133,000	\$137,936	0.964	1,100	\$120.91	TWO STORY B
50-22-36-226-074	40013 CROSSWINDS	01/18/23	PTA	03-ARM'S LENGTH	\$197,000	\$93,690	47.56	\$187,385	\$42,000	\$155,000	\$137,936	1.124	1,100	\$140.91	TWO STORY B
50-22-36-226-154	22222 EDGEWATER	03/29/23	PTA	03-ARM'S LENGTH	\$197,000	\$96,030	48.75	\$192,066	\$42,000	\$155,000	\$142,378	1.089	1,100	\$140.91	TWO STORY B
50-22-36-226-091	22353 PEACHTREE	12/08/23	PTA	03-ARM'S LENGTH	\$219,450	\$97,390	44.38	\$194,786	\$42,000	\$177,450	\$144,958	1.224	1,100	\$161.32	TWO STORY B
50-22-36-226-171	22122 EDGEWATER	03/29/24	PTA	03-ARM'S LENGTH	\$210,000	\$96,500	45.95	\$192,992	\$42,000	\$168,000	\$143,256	1.173	1,100	\$152.73	TWO STORY B

TWO STORY ALL **1.100** \$1,377,950 \$1,258,211 1.095

outlier

50-22-36-226-140	22068 EDGEWATER	05/26/23	WD	03-ARM'S LENGTH	\$370,000	\$127,800	34.54	\$255,604	\$42,000	\$328,000	\$198,886	1.649	1,134	\$289.24	ONE STORY B
50-22-36-226-100	22375 PEACHTREE	09/08/22	WD	03-ARM'S LENGTH	\$197,000	\$111,560	56.63	\$223,124	\$42,000	\$155,000	\$168,644	0.919	1,134	\$136.68	ONE STORY B

R3621 **TURNBERRY ESTATES OCCP 1006**
ALL STYLES **1.000**
trended up uniform with market

R3650 **SEC 36 ACREAGE** -- see also R2550, R2750, R2952, R3450, R3650
ALL STYLES
100-91 **1.000**
90-81 **1.100**
80-71 **1.200**
70-61 **1.350**
60-51 **1.500**
50-0 **1.600**
trended up uniform with market

R3651 **ESTATES OF MEADOWBROOK**
ALL STYLES **0.950**
trended up uniform with market